



APPLICATION ACCEPTED: February 10, 2011
PLANNING COMMISSION: September 29, 2011
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

September 15, 2011

STAFF REPORT

APPLICATION PRC 86-C-121-04

HUNTER MILL DISTRICT

APPLICANT: Reston Spectrum, LLLP and Harris Teeter Properties, LLC

PRESENT ZONING: PRC

PARCEL: 17-1 ((1)) 3K, 3P, 3Q

ACREAGE: 24.29 acres (overall site)
8.88 acres – Parcel 3K – Spectrum South
15.41 acres – Parcels 3P & 3Q (Spectrum North)

INTENSITY: 0.70 FAR - Parcel 3K, Spectrum South
(maximum per approved Development Plan)
0.50 FAR - Parcels 3P & 3Q, Spectrum North
(maximum per approved Development Plan)
[0.67 FAR of non-residential uses on total
24.29 acre site - (effective overall intensity)]

DENSITY: 57 du/ac – Parcel 3K, Spectrum South
49.97 du/ac – Parcels 3P & 3Q, Spectrum North
[58.71 du/ac (1,426 multifamily units) on total
24.29 acre site - (effective overall density)]

OPEN SPACE: 42% (3.76 acres) - Parcel 3K, Spectrum South
24% (3.71 acres) - Parcels 3P & 3Q, Spectrum North
[30% (7.48 acres) on total 24.29 acre site]

Erin Grayson

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz



PLAN MAP:

Mixed Use

PRC PROPOSAL:

To redevelop the site and construct a mixed use development containing 774,879 gross square feet of office, retail, and hotel uses at a density of 0.67 FAR; 1,422 multi-family residential dwelling units; a minimum of 4,648 parking spaces; and 30% open space.

STAFF RECOMMENDATIONS:

Staff recommends approval of PRC 86-C-121-04, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends approval of a modification of the loading space requirement.

Staff recommends approval of a modification of the trail requirement along the Baron Cameron Avenue property frontage to that shown on the PRC Plan.

Staff recommends approval of a modification of the parking lot setback requirement along Fountain Drive to that shown on the PRC plan.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement along Fountain Drive to that shown on the PRC plan.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this PRC Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\egrays\PRC\PRC 86-C-121-04 Reston Spectrum\Final Staff Report\PRC 86-C-121-04 Reston Spectrum Staff Report Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Planned Residential Community

PRC 86-C-121-04



Applicant:

RESTON SPECTRUM LLLP &
HARRIS TEETER PROPERTIES, LLC

Accepted:

2/10/2011

Proposed:

RETAIL AND RESIDENTIAL

Area:

24.29 AC OF LAND;
DISTRICT - HUNTER MILL

Located:

NORTH OF NEW DOMINION PARKWAY
EAST OF FOUNTAIN DRIVE
WEST OF RESTON PARKWAY AND
SOUTH OF BARON CAMERON AVENUE

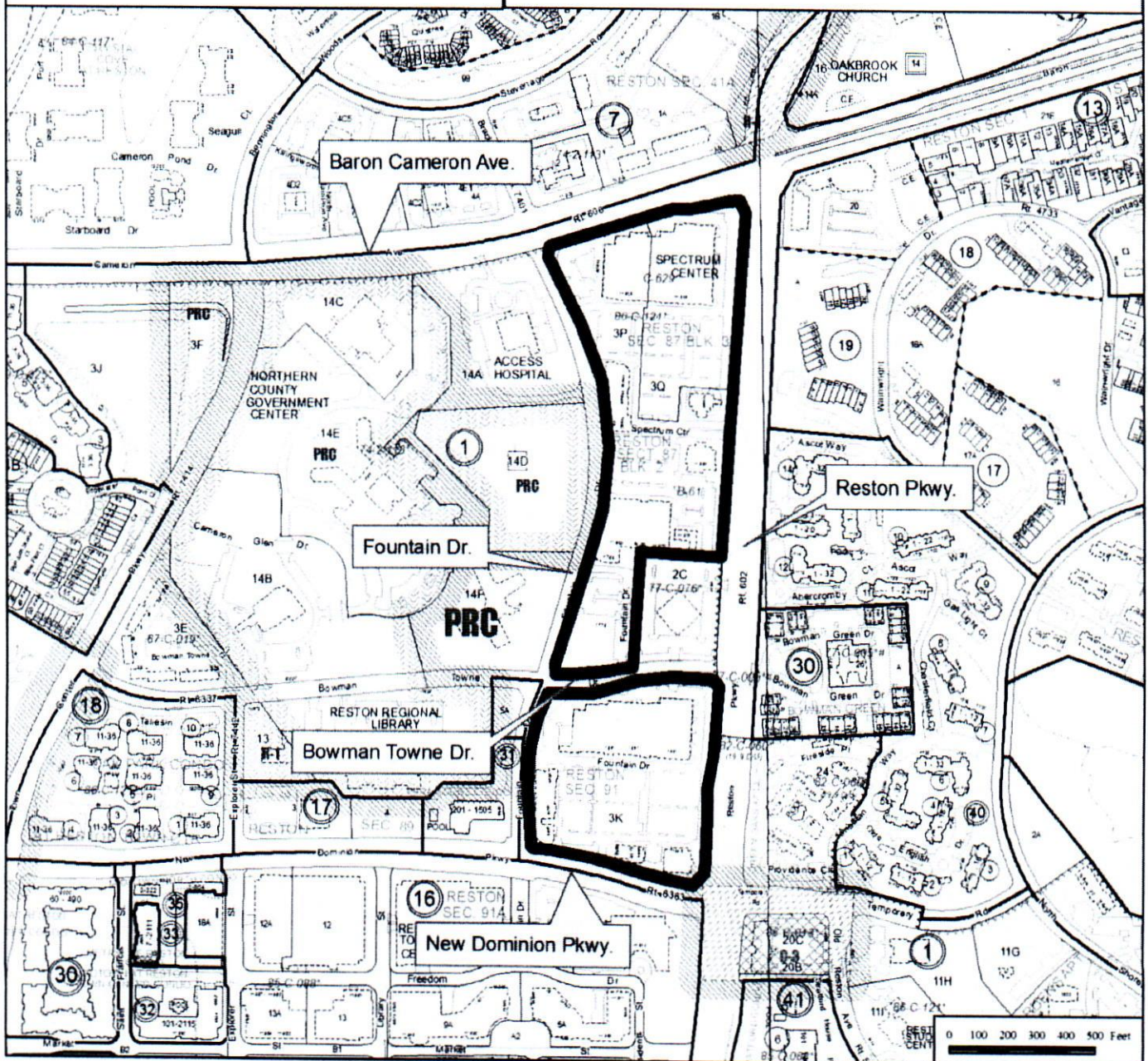
Zoning:

PRC

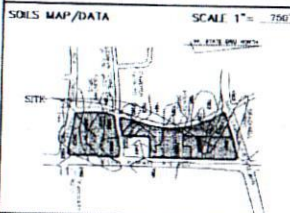
Plan Area:

3

Map Ref Num: 017-1- /1/ /003K /1/ /003P /1/ /003Q



HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

[illegible][illegible]

SOALS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, and 152 MAY OVERLIE PARENT INDOOR FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MONITORING CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOALS OR WITHIN THE SUBSTANTIAL FLOOR AREA OF THESE SOALS.

- 3 COVER SHEET
- 4 GENERAL NOTES AND DETAILS
- 5 MISCELLANEOUS DETAILS & CORRESPONDENCE
- 6 CONCRETE PLAN
- 7 EXISTING CONDITIONS PLAN
- 8 PRELIM PLAN
- 9 LAND AND BAY PLAN
- 10 SIGHT DISTANCE PROFILES
- 11 OUTLINE ANALYSIS
- 12 OPEN SPACE (LAND) FINAL PHASE
- 13 CONCEPT SITE AND FINAL PHASE
- 14 CONCEPT SITE ELEVATIONS AND SECTIONS
- 15 CONCEPT SECTIONS
- 16 PARALLEL SCREENING FINAL ELEVATIONS BUILDINGS 4/2, 6/2, 8/2 AND 12
- 17 LAND BAY 1 - BUILDING 4/2 - BUILDING 2/2/3
- 18 LAND BAY 1 - BUILDING 4/2
- 19 INTERGRATION PLAN LAND BAY 1 - OPTIONS 1 & 2
- 20 INTERGRATION PLAN LAND BAY 1 - OPTIONS 1 & 2
- 21 INTERGRATION PLAN LAND BAY 1 - OPTIONS 1 & 2
- 22 LAND BAY 1 - CONCEPT SECTIONS & ELEVATIONS
- 23 LAND BAY 1 - BUILDING 6/2
- 24 LAND BAY 1 - BUILDING 6/2/3/4
- 25 INTERGRATION PLAN LAND BAY 3 - OPTIONS 1 & 2
- 26 LAND BAY 3 - CONCEPT
- 27 FINISHED PLANS AND ELEVATIONS BUILDINGS 3/2/3/4/4
- 28 LAND BAY 3 - BUILDING 3/2/3/4
- 29 INTERGRATION PLAN LAND BAY 3
- 30 FINAL PHASE
- 31 LAND BAY 3 - OVERALL CONCEPT LANDSCAPE PLAN
- 32 LAND BAY 3 - OVERALL CONCEPT PLAN
- 33 LAND BAY 3 - OPEN SPACES
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COVER SHEET		DATE: SEPT. 2010	
<p align="center">THE SPECTRUM REDEVELOPMENT</p> <p align="center">FAIRFAX MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p align="center">CL 0000</p>	
<p>FILE NO. PREL-1722</p>		<p>SCALE: AS NOTED</p>	
<p>SHEET OF 9</p>		<p>urban^{inc.} PLANNERS ENGINEERS LANDSCAPE ARCHITECTS</p> <p>10301 Lee Road, Fairfax, VA 22031 703.261.8800 www.urbaninc.com</p> <p>PLAN SHEET</p> <p>10301 Lee Road, Fairfax, VA 22031 703.261.8800 www.urbaninc.com</p>	
<p>REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW</p>		<p>DATE: 05/09/2006</p> <p>BY: [Signature]</p> <p>DATE: 05/09/2006</p> <p>BY: [Signature]</p>	



Mark Lounery, Esquire
Curtley Godward LLP
11501 Freedom Drive
Reston, Virginia 20190

RE: CFA-49-C-121-2-3 - Eastern Spectrum, L.L.P.
Hanson, Matt Director

The purpose of this letter is to formally advise you, as the agent for the Applicant, that on Wednesday, May 21, 2008, the Planning Commission voted unanimously (Commissioners Livingston and Lusk abstain from the voting) to approve CPA-08-C-124-D-2, subject to the conceptual plan name dated May 5, 2008.

Enclosed is a copy of the verbatim of the Commission's action on this matter. If you need additional information, please let me know.

Succinylcholine

Barth J. Lloyd

Barbara J. Lippa
Executive Director

cc: Cathy Hudgins, Supervisor, Homer Mill District
Frank de la Pe, Commissioner, Homer Mill District
Cathy Lewis, Branch Chief, JETA, LPE
May 21, 2008 Data File
C.R. - KJ

Planting Commission Meeting
May 21, 2018
Verbatim Excerpt

CPA No. C-121-2-3 - BOSTON SPECTRUM, L.L.P.

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. de la Fe.

[illegible]

Planning Commission Meeting
May 21, 2018
L.P.A. #0-C-111-2-1

Page 2

final say in Tower Center concept plans. And after PC action on a concept plan, further development actions would be purely administrative. However, under the PRC Ordinance, change adopted last year, PRC plans developed under — to implement the Tower Center concept plans are subject to public hearings and action by both the Planning Commission and the Board of Supervisors. So we will see that again. At the PRC Plan stage, we will get the opportunity to do the T's and cross the T's on this redevelopment. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CPA 86-C-121-2-3.

Commissioners Akers and Lippman, Second

Chairman Murphy: Seconded by Mr. Lawrence and Mr. Alcorn. Is there a discussion of the motion? All those in favor of the motion to approve CPA 85-C-121-2-3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

4

(The motion carried unanimously with Commissioners Linsberger and Link absent from the meeting.)

12

REFER TO SHEETS 50-66 OF THE PRE PLAN FOR APPROVED CPA PROVIDED FOR REFERENCE



TYPICAL EXISTING CONDITIONS SECTION
BOWMAN TOWNE DRIVE
NOT TO SCALE



TYPICAL EXISTING CONDITIONS SECTION
FOUNTAIN DRIVE
NOT TO SCALE



TYPICAL EXISTING CONDITIONS SECTION
NEW DOMINION PARKWAY



MISCELLANEOUS DETAILS & CORRESPONDENCE

THE SPECTRUM REDEVELOPMENT

SCALE: N/A

CL: N/A

DATE: SEPT. 2010

FAIRFAX COUNTY, VIRGINIA

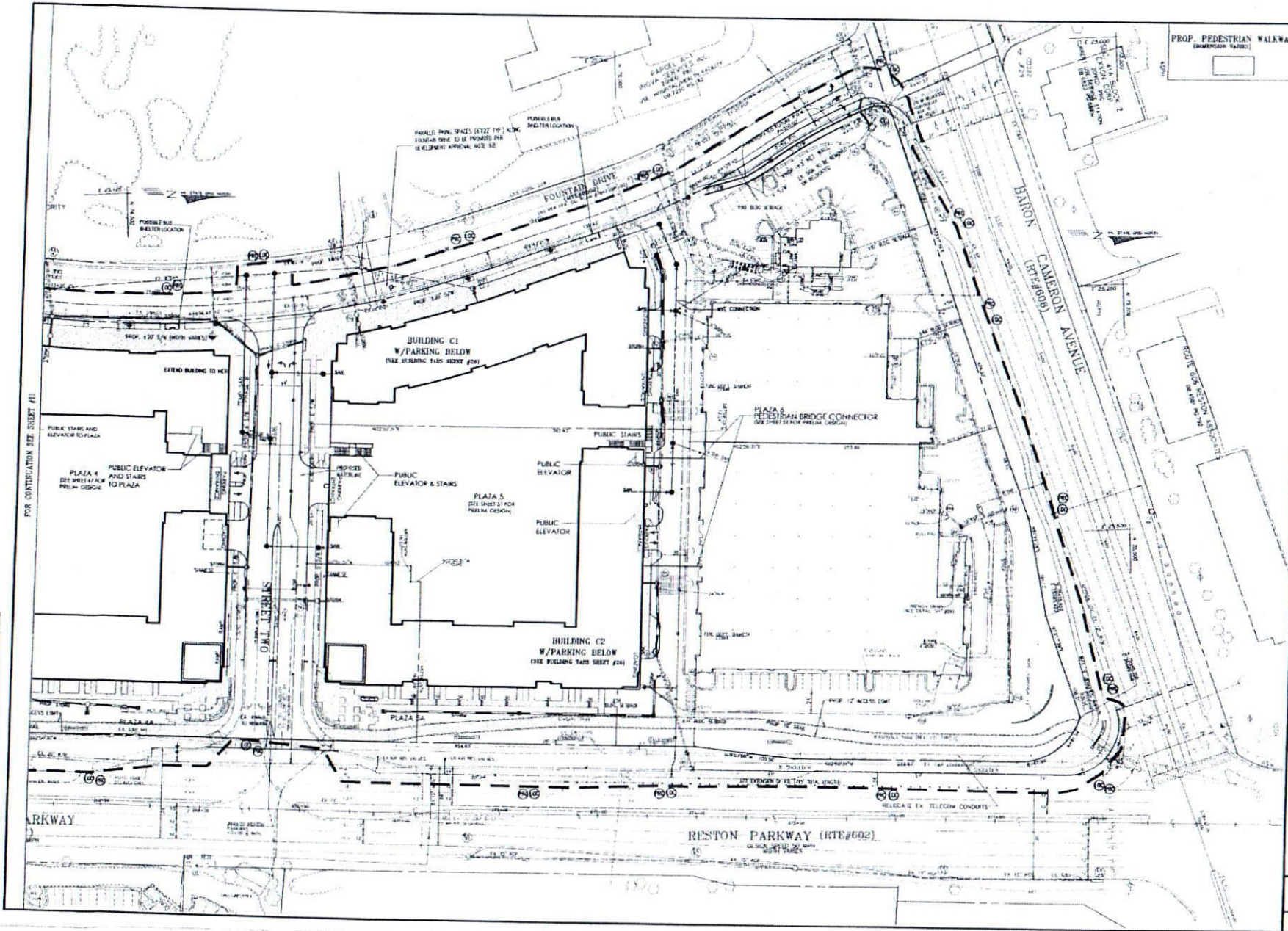
SCALE: N/A

SHEET
 3
 OF
 95
 FILE No.
 PHIL-1722

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[illegible]

FOR CONTINUATION SEE SHEET #11



PROP. PEDESTRIAN WALKWAY
(DIMENSIONS IN FEET)

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	11/11/2011	ISSUED FOR PERMIT	JL	ML
2	11/11/2011	REVISION	JL	ML
3	11/11/2011	REVISION	JL	ML
4	11/11/2011	REVISION	JL	ML
5	11/11/2011	REVISION	JL	ML
6	11/11/2011	REVISION	JL	ML
7	11/11/2011	REVISION	JL	ML
8	11/11/2011	REVISION	JL	ML
9	11/11/2011	REVISION	JL	ML
10	11/11/2011	REVISION	JL	ML

PLANNING	DESIGN	CONSTRUCTION
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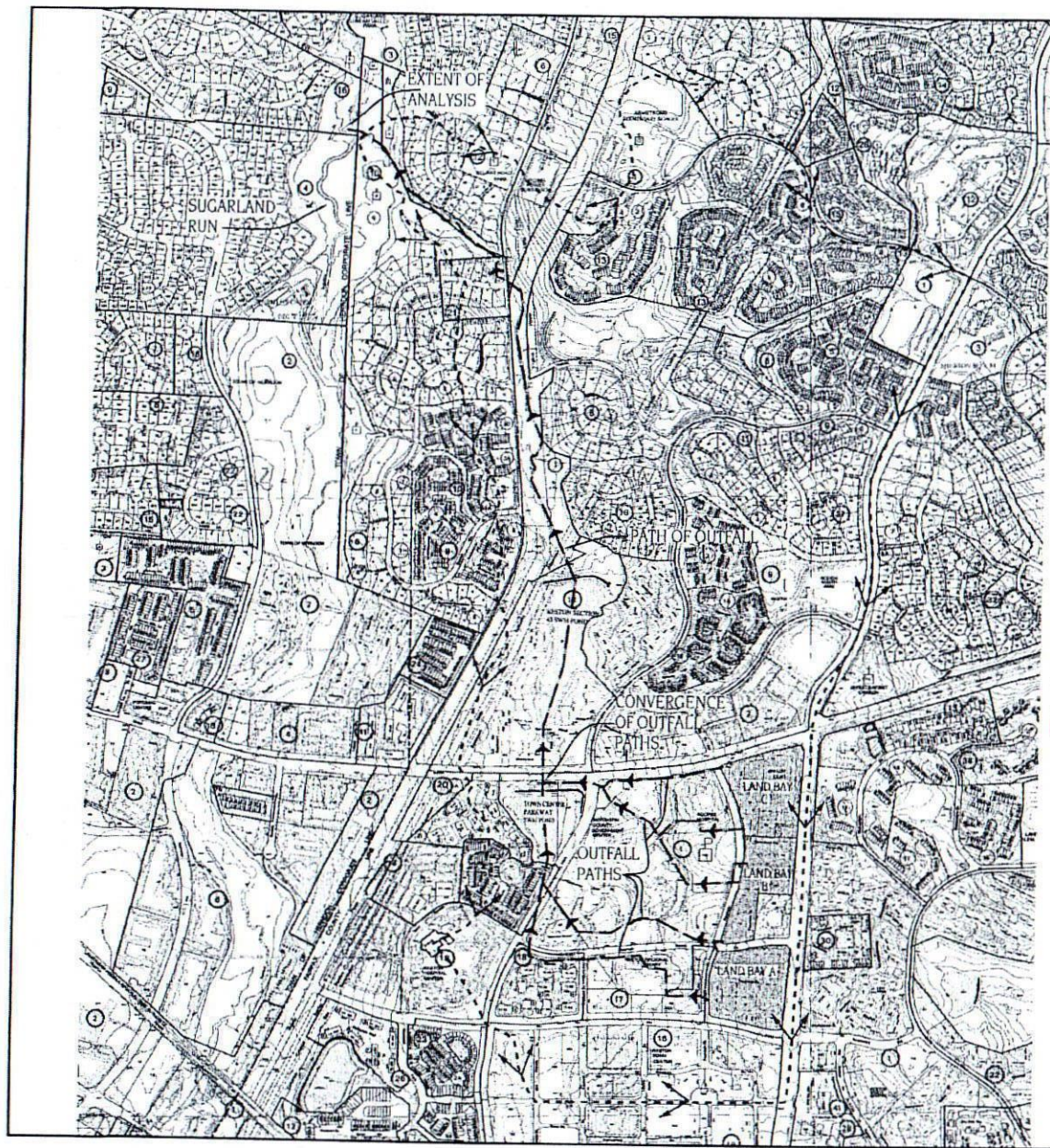
urban
Human Engagem. Landscape Architecture



PRC LAYOUT PLAN
THE SPECTRUM
REDEVELOPMENT
HUNTER MILL INDUSTRIAL
FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 40' DATE 09/11/2011

SHEET
12
OF
25
FILE NO.
P1722-1722



OUTFALL ASSUMPTIONS

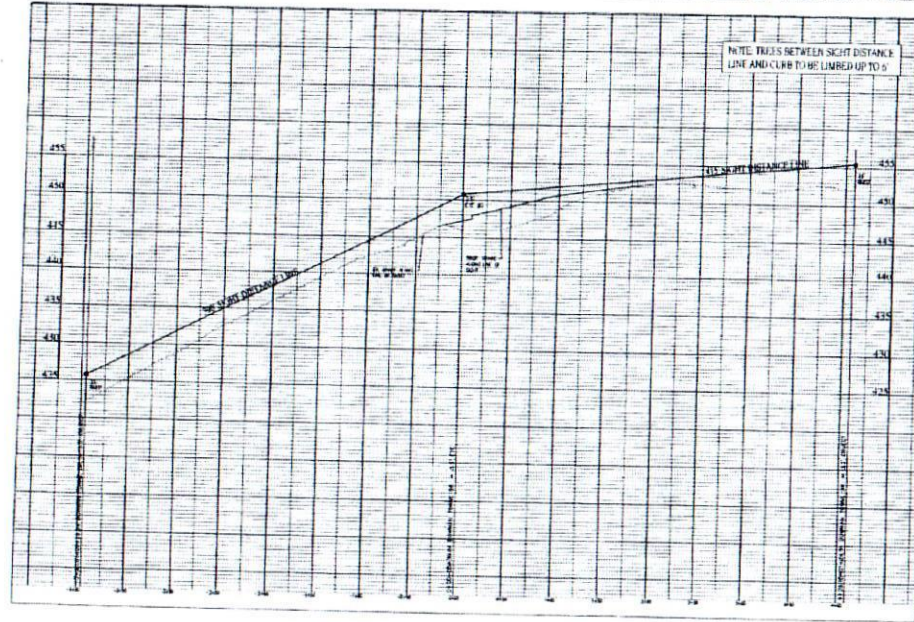
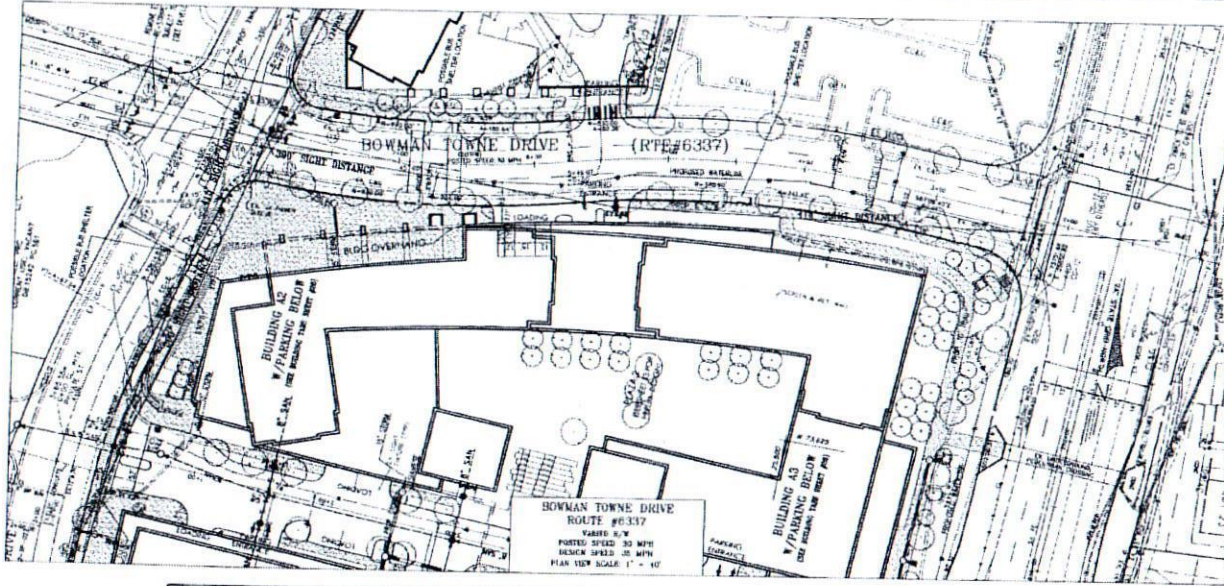
THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING OFFICE AND RETAIL CENTER. ON SITE, STORMWATER IS COLLECTED BY LA-TRECHERAS AND ENGINEERED DRAINAGE AND CONVEYED INTO AN EXISTING STORM DRAIN CLOSED CONDUIT SYSTEM. IN GENERAL, THE STORM DRAINAGE ARE ROUTING THE RUNOFF TOWARDS THE WEST. THERE ARE SEVERAL "OUTFALL POINTS" FROM THE SITE ALONG FOUNTAIN DRIVE, WHICH INDICATE THE FLOW FROM THE SITE TOWARDS THE WEST. THE OUTFALL PATHS ARE SHOWN ON THE MAP ON THIS SHEET. THESE OUTFALL PATHS CONVERGE JUST DOWNSTREAM OF THE OUTFALL OF THE EXISTING TOWNCENTER PARKWAY SAN POND, WHICH IS LABELED ON THE MAP.

THE TOWNCENTER PARKWAY POND, SHOWN ON THE MAP ON THIS SHEET, DISCHARGES TO THE NORTH, UNDER BARON CAMERON AVE. THE RUNOFF IS THEN DISCHARGED INTO THE SECTION 43 SAN POND. THE TOWNCENTER PARKWAY SAN POND, IN SERIES WITH THE SECTION 43 SAN POND, WERE BOTH DESIGNED TO PROVIDE SAN FOR THE PROPOSED SITE. FOR ADDITIONAL INFORMATION ON THESE PONDS, PLEASE REFER TO THE SANITARY NARRATIVE ON THE PREVIOUS SHEET.

THE SECTION 43 SAN POND DISCHARGES INTO AN OPEN CHANNEL THAT FLOWS NORTH ALONG THE EAST SIDE OF FAIRFAX COUNTY PARKWAY. A MAJORITY OF THIS CHANNEL IS A HOSE (APPROX. 800' APPROX.) TRAPEZOIDAL CHANNEL WITH RPP RAP INSTALLED ON BOTH SIDES. THE FLOW CROSSES UNDER WALNUT BRANCH DRIVE VIA A TRIPLE BOX CULVERT, AND THEN RETURNS TO OPEN CHANNEL. TO THE NORTH OF WALNUT BRANCH ROAD, THE OPEN CHANNEL TURNS WEST AND CROSSES UNDER FAIRFAX COUNTY PARKWAY AND STUART ROAD VIA A QUADRUPLE BOX CULVERT UNDER THE ROADWAY. ON THE WEST SIDE OF STUART ROAD, THE RUNOFF IS DISCHARGED BACK INTO AN OPEN CHANNEL THAT FLOWS NORTH. THE CHANNEL CONTINUES TO THE NORTH WEST AND CONVERGES WITH SUGARLAND RUN, WHICH IS A FLOODPLAIN WITH A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE. THIS IS LABELED AS THE "EXTENT OF ANALYSIS" ON THE MAP ON THIS SHEET.

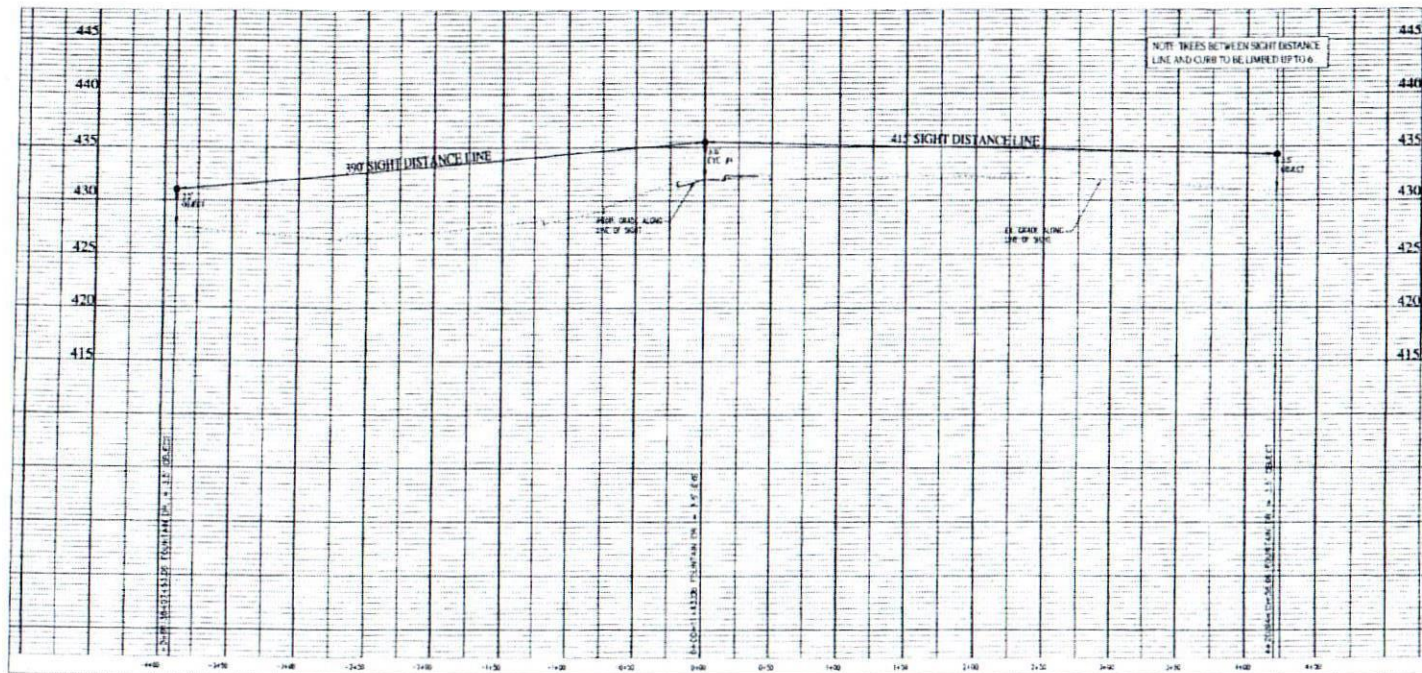
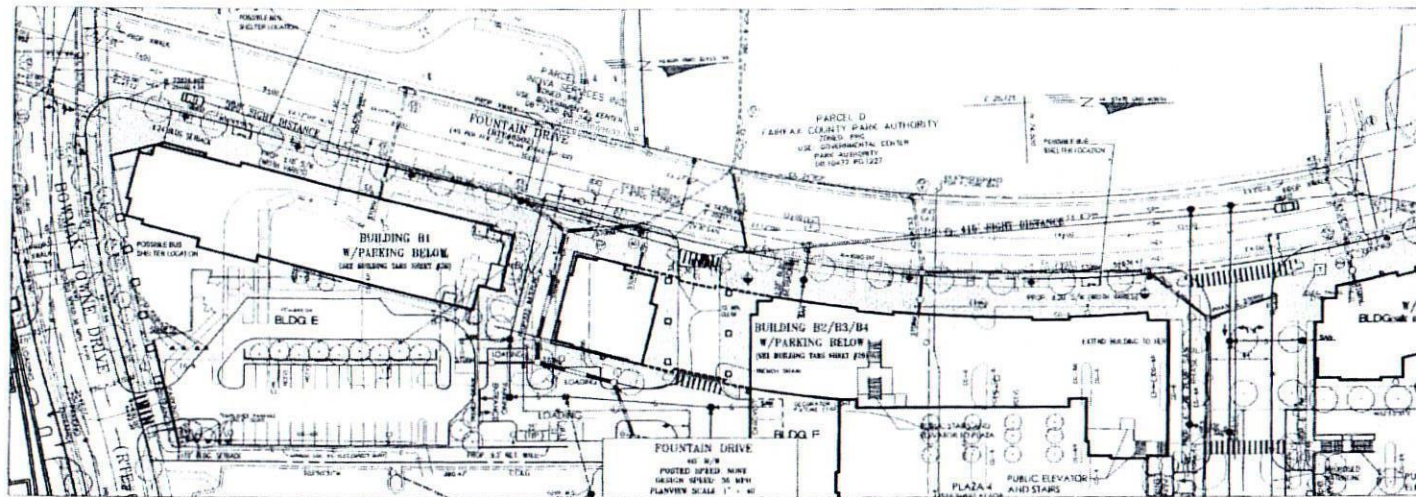
BASED ON VISUAL OBSERVATION DURING A SITE VISIT, IT IS THE OPINION OF URBAN ENGINEERING THAT UPON PRELIMINARY EVALUATION, THERE IS AN ADEQUATE OUTFALL PROVIDED. AS PART OF THE FINAL SITE PLAN, THE OUTFALL REQUIREMENTS OF THE PFM WILL BE MET BY ANALYZING THE OUTFALL TO THE EXTENT OF REVIEW AS DEFINED IN THE PFM AND PERFORMING THE REQUIRED COMPUTATIONS FOR THE CLOSED CONDUIT AND OPEN CHANNEL SECTIONS ALONG THE OUTFALL PATH.

<p>OUTFALL ANALYSIS</p> <p>THE SPECTRUM</p> <p>REDEVELOPMENT</p> <p>RENTER MILL DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p> <p>CL - 00A</p> <p>DATE: 8/27/2010</p> <p>SCALE: 1"=40'</p>		<p>PLAN SHEET</p> <p>14</p> <p>OF</p> <p>65</p> <p>FILE NO.</p> <p>PREL-1722</p>	<p>DESIGNED BY</p> <p>REVISION APPROVED BY</p> <p>DATE</p>
<p>Urban, Ltd.</p> <p>1111 Lee Road, Suite 200</p> <p>Reston, VA 20190</p> <p>www.urban.com</p> <p>urban.</p> <p>Urban Engineers, Landscape Architects, Land Surveyors</p>		<p>REVISION APPROVED BY</p> <p>DATE</p>	



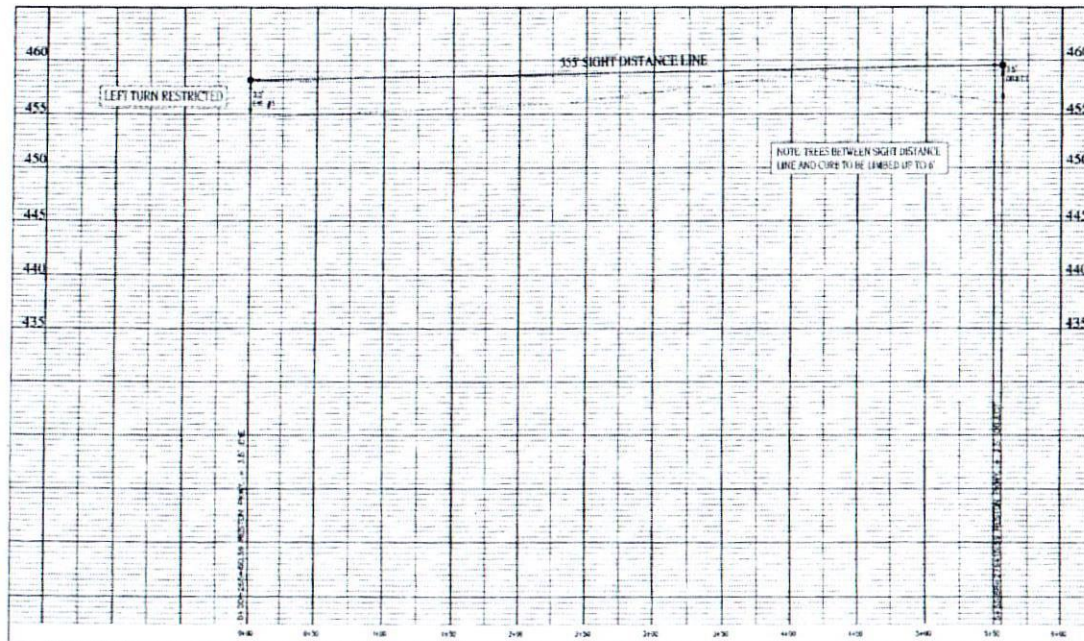
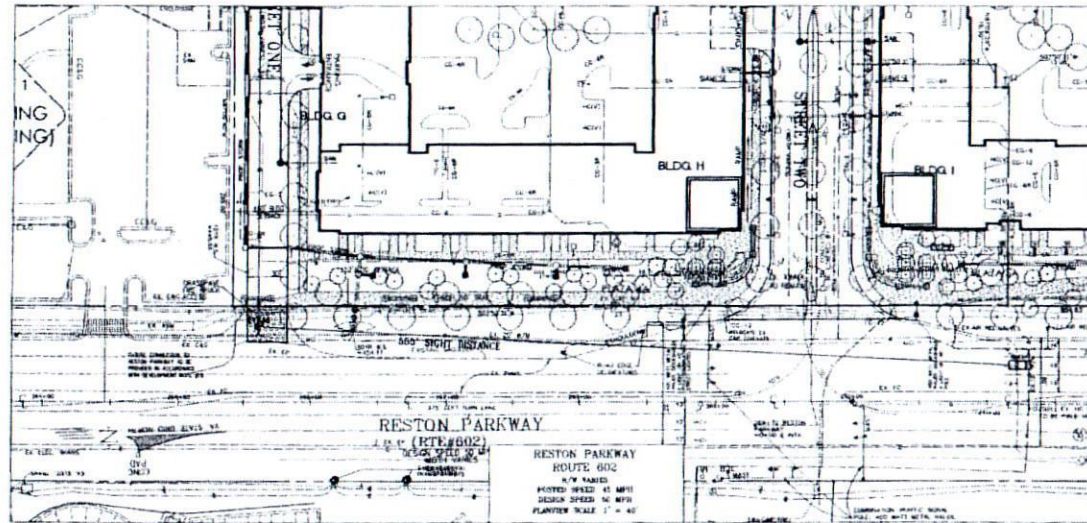
THIS SHEET IS FOR SIGHT DISTANCE PURPOSES ONLY AND IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY.

<p>THE SPECTRUM REDEVELOPMENT HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p>DATE: 08/17/2010</p>
<p>SCALE: H.T. = 40' V.T. = 5'</p>	<p>CL - 2</p>	<p>DATE: 08/17/2010</p>
<p>SHEET 10 95</p>	<p>FILE NO. PREL-1722</p>	<p>REVISION APPROVED BY DIVISION OF URBAN REVIEW</p>
<p>urban Planners Engineers Landscape Architects Land Surveyors</p>		
<p>1111 Lake Drive, Suite 100 Falls Church, VA 22044 703.281.1100 www.urbanva.com</p>		



THIS SHEET IS FOR SIGHT DISTANCE PURPOSES ONLY AND IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY

SIGHT DISTANCE PROFILE THE SPECTRUM REDEVELOPMENT HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: H 1" = 40' V 1" = 5' DATE: SEP. 2010 C.D. 17		SHEET 18 OF 95 FILE NO. PREL-1722
		URBAN, LLC 10000 W. BRIDGEWAY SUITE 200 FARMAS, VIRGINIA 22031 TEL: 703.441.1111 FAX: 703.441.1112 WWW.URBAN-LLC.COM
PLANNED IMPROVEMENTS LANDSCAPE ARCHITECTS AND SURVEYORS		PLANNED IMPROVEMENTS LANDSCAPE ARCHITECTS AND SURVEYORS 10000 W. BRIDGEWAY SUITE 200 FARMAS, VIRGINIA 22031 TEL: 703.441.1111 FAX: 703.441.1112 WWW.URBAN-LLC.COM



THIS SHEET IS FOR SIGHT DISTANCE PURPOSES ONLY AND IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY

<p>urban</p> <p>Urban Engineering & Architecture, Ltd.</p> <p>10000 Woodloch Forest Drive, Suite 100 Fairfax, Virginia 22030 Tel: 703.261.1222 Fax: 703.261.1223 www.urban-engineering.com</p>		<p>DATE: SEP. 2010</p> <p>CL: 1722</p> <p>SCALE: H.T. = 40' V.T. = 5'</p>
<p>SIGHT DISTANCE PROFILE</p> <p>THE SPECTRUM</p> <p>REDEVELOPMENT</p> <p>HUNTER MILL DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p>		<p>DATE: SEP. 2010</p> <p>CL: 1722</p> <p>SCALE: H.T. = 40' V.T. = 5'</p>
<p>PROJECT NO. 1722</p> <p>SHEET 20 OF 25</p>		<p>DATE: SEP. 2010</p> <p>CL: 1722</p> <p>SCALE: H.T. = 40' V.T. = 5'</p>

THIS SHEET INTENTIONALLY LEFT BLANK

3027	SIGHT DISTANCE PROFILE
24	THE SPECTRUM
68	REDEVELOPMENT
95	HUNTER MILL DISTRICT
	FAIRFAX COUNTY, VIRGINIA
FILE NO.	SCALE N/A
PREL - 1722	DATE: SEPT 2010

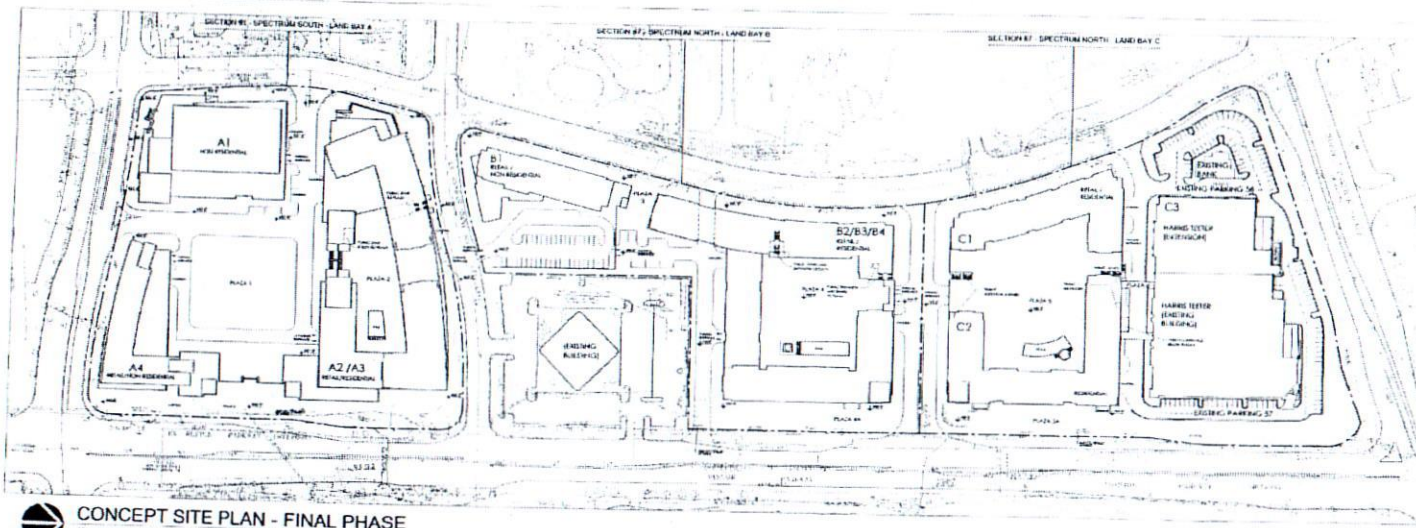
DATE: SEPT. 2010



urban.

PLAN DATE
11-30-10
05-13-11
07-06-11
08-16-11

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



CONCEPT SITE PLAN - FINAL PHASE
1" = 100' 0"

SPECTRUM PRC PLAN

TCCP PLAN

SPECTRUM PRC PL

SPECTRUM	Landbay	Building	Use	Proposed SF Non-Residential	Proposed SF Retail	Stories	Total Gross SF	Building Footprint	Height	Multifamily Units	Rooms	Required Parking	Provided Parking	Required Loading	Provided Loading	Total Land Area (SF)	Bike Racks Required	
SECTION #1 SPECTRUM SOUTH	A	A1	Non-Residential	172,000	26,000	8	197,000	42,177	130'			508	508	5	5		0	
		A2/A3	Residential		22,000	15	22,000	91,485	180'	548		971	1,117	5	5		12	
		A4	Non-Residential	158,033	10,200	8	171,833	51,567	120'		255	325	235	5	2	386,850	0	
		PLAZA 1	Public Plaza					34,167										
		PLAZA 2	Public Plaza					21,782										
	TOTAL				328,033	68,200		391,333	117,882		548	265	1,882	2,018			386,850	21
SECTION #2 SPECTRUM NORTH	B	B1	Non-Residential	200,000	13,000	11	213,000	21,063	120'-0"		270	353	353	5	5	274,531	0	
		B2/B3/B4	Residential	25,000	25,000	12	25,000	77,008	120'-0"	843		1,181	1,232	5	4		14	
		PLAZA 3A	Public Plaza					40,024										
		PLAZA 3B	Public Plaza					3,456										
		TOTAL				200,000	48,000		248,000		843	270	1,534	1,585			274,531	14
	SECTION #3 SPECTRUM NORTH	C	C1/C2	Residential	47,513	7	2	47,513	65,900	80'	237		531	800	5	4	280,175	0
C3			Public Plaza	63,883			63,883	83,283	45'-0"			390	390	5	5		9	
PLAZA 4			Public Plaza					3,400										
PLAZA 5A			Public Plaza					3,400										
TOTAL				111,396	7		111,396	152,983		237		921	1,190			280,175	9	

SPECTRUM	Land Bay	Building	Use	Proposed/Revised Area (sq. ft.)	Proposed/Revised Stories	Stories	Total Gross Area (sq. ft.)	Height (ft.)	Multifamily Units	Rooms	Required Parking	Provided Parking	Required Loading Trucks	Provided Loading Trucks	Total Land Area (sq. ft.)	Bike Racks Required	
SECTION #1 SPECTRUM SOUTH	Land Bay A	A1	Non-Residential	200,000	10,000	8	210,000	180' 120"	833	977	5	5					
		A2	Residential	21,000	17,000	15	21,000	180'	412	218	833	3	3				
		A3	Non-Residential	158,033	10,200	8	171,833	180'	81	273	273	5	2	101,000	102,274	47%	
		PLAZA 1	Public Plaza							242	247	4					
		PLAZA 2	Public Plaza														
Total				329,033	27,200	101	356,233		1462	346	2242	2374	12	12	347,000	102,274	42%
SECTION #2 SPECTRUM NORTH	Land Bay B	B1	Non-Residential	200,000	13,000	11	213,000	137' 120"	543	142							
		B2	Residential	25,000	25,000	12	25,000	120'	843		1,181	1,232	5	4			
		B3	Non-Residential	158,033	10,200	8	171,833	120'		255	325	235	5	2	214,000	102,779	26%
		PLAZA 3A	Public Plaza							224	227	4					
		PLAZA 3B	Public Plaza														
Total				329,033	48,200		377,233		1462	346	2242	2374	12	12	347,000	102,779	26%
SECTION #3 SPECTRUM NORTH	Land Bay C	C1	Residential	47,513	7	2	47,513	80'	237		531	800	5	4	280,175	0	
		C2	Residential	63,883			63,883	45'-0"			390	390	5	5			0
		PLAZA 4	Public Plaza														
		PLAZA 5A	Public Plaza														
		PLAZA 5B	Public Plaza														
Total				111,396	7		111,396		237		921	1,190			280,175	0	0%

* The chart will be updated when the design is final. In accordance with Note 4, the Applicant reserves the right to relocate the square footage of Non-Residential Uses and Retail Uses, provided the minimum square footage for each use is provided and the total square footage of Non-Residential Uses and Retail Uses does not exceed the maximum total square footage of Non-Residential Uses for the North and South parcels, respectively.

In accordance with Note 4 on Concept Plan CPA 86-C-121-3, the Applicant reserves the right to reallocate the square footage of Non-Residential Uses, the square footage of Retail Uses, and the number of Residential Units within the area of the Property among each building labeled on the PRC Plan for such uses, provided that (a) the minimum square footage of Non-Residential Uses, the minimum square footage of Retail Uses, and the minimum number of Residential Units shown on each site plan for the Property collectively do not exceed the maximum total square footage of Non-Residential Uses, the maximum total square footage of Retail Uses, and the maximum total number of Residential Units set forth on this PRC Plan for the North and South parcels, respectively; and (c) the proposed development otherwise is in substantial conformance with the approved proffer, the approved Development Plan, the Concept Plan, and the PRC Plan.



POLLO GROUP
ARCHITECTS PLANNERS

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JULIAN L. LEO

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100 N. Lakeside Blvd., Suite 120
Alexandria, Virginia 22314
P: 703.546.5000
F: 703.546.5000

POLLO GROUP, P.C. (201)

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P/C 2ND SUBMISSION: 06/11/11

REDEVELOPMENT
OF
SPECTRUM

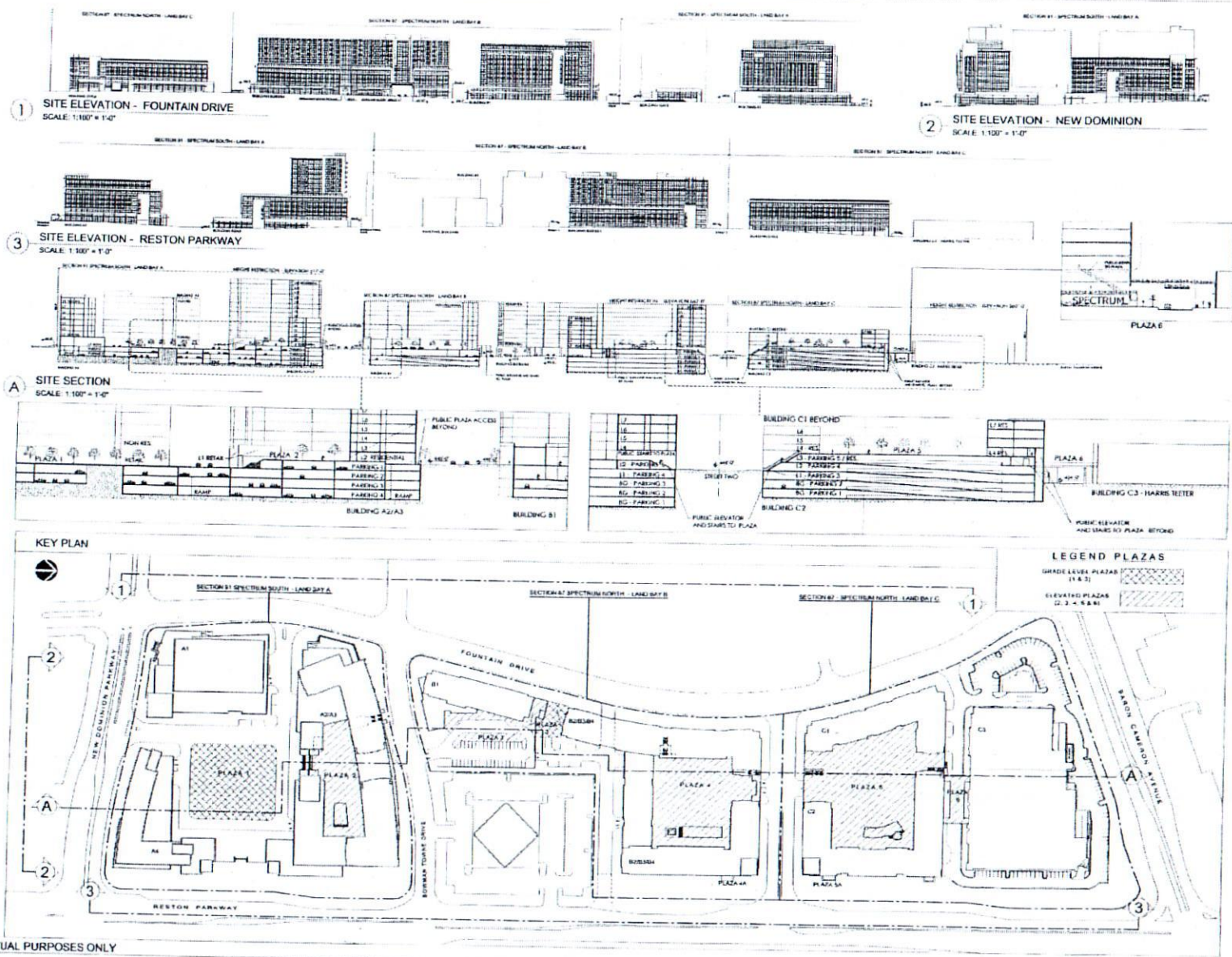
HESTER BELL DISTRICT
PARKWAY COUNTY, VIRGINIA

LEONARD ENTERPRISES II
2000 FOWLER ROAD, SUITE 200
ROCKVILLE, MD 20852
PHONE: (301) 284-8000
FAX: (301) 284-8000

CONCEPT
SITE PLAN
FINAL PHASE

PROJECT NO: 10-00000
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SHEET 26 OF 85



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LANDSCAPE
PARKLEY HANCOCK & ASSOCIATES
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F: 703.546.9290

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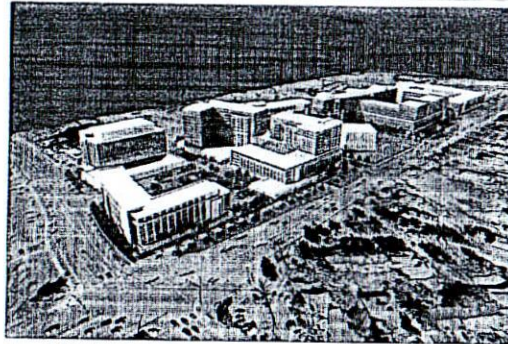
**REDEVELOPMENT
OF
SPECTRUM**

HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
LENNER ENTERPRISES
2000 TOWN OF OAKS BOULEVARD
EIGHTH FLOOR
ROCKVILLE, MD 20850
PHONE: (301) 384-4400
FAX: (301) 384-4400

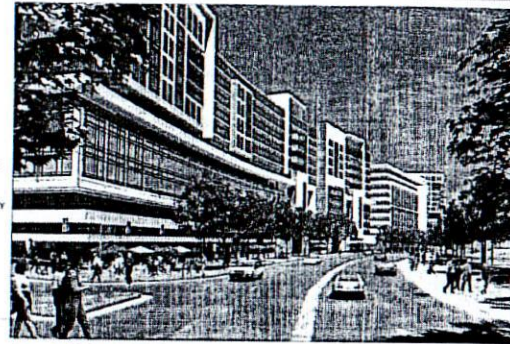
**CONCEPT
SITE SECTION,
ELEVATIONS
& PLAZAS**

PROJECT NO: 10-001-000
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SHEET 27 OF 95



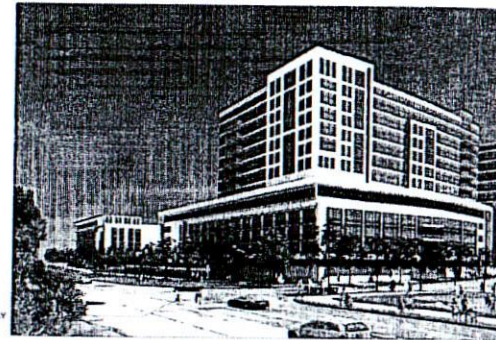
1 OVERALL VIEW FROM SOUTHEAST



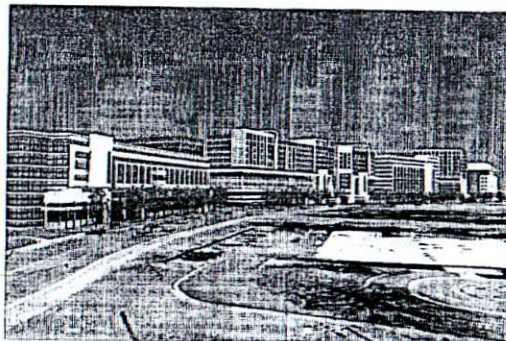
2 OVERALL VIEW FROM FOUNTAIN DRIVE



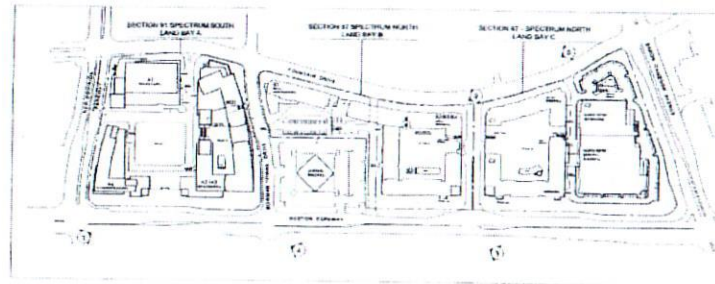
3 OVERALL VIEW FROM RESTON PARKWAY



4 OVERALL VIEW FROM FOUNTAIN DRIVE



3 OVERALL VIEW FROM NORTHWEST



KEY PLAN

FOR CONCEPTUAL PURPOSES ONLY



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ARCHITECT
JORDAN LTD
1112 Linn River Turnpike
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P: 703.642.8080
F: 703.642.8291
LANDSCAPE
PARKER ROBERTS & T. INC.
101 N. Union Street, Suite 120
Alexandria, Virginia 22314
P: 703.546.3010
F: 703.546.3010

POLLEO GROUP, P.C. 4/2/2011

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PLOT 3RD SUBMISSION: 05/18/11
PLOT 4TH SUBMISSION: 05/18/11

REDEVELOPMENT
OF
SPECTRUM

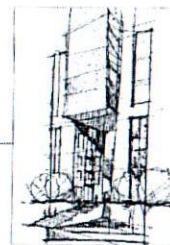
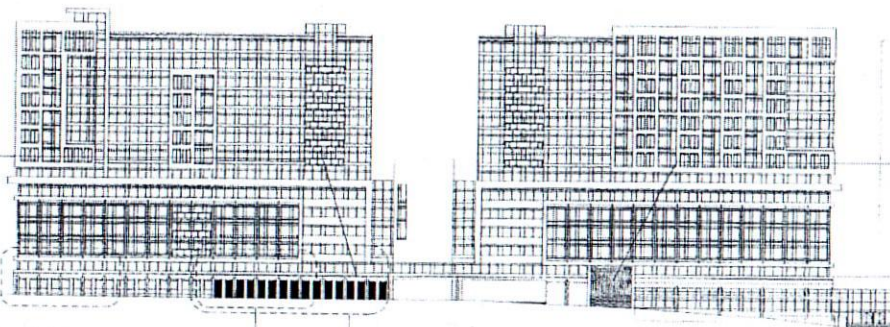
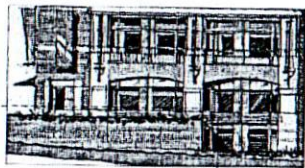
PARCELS 10 & 11, DISTRICT
FARMER MARKET, VIRGINIA
L. FARMER MARKET
3000 TOWNSHIP ROAD, ALEXANDRIA
EIGHTH FLOOR
ALEXANDRIA, VA 22304
PHONE: (703) 441-8000
FAX: (703) 441-8000

CONCEPT
VIEWS

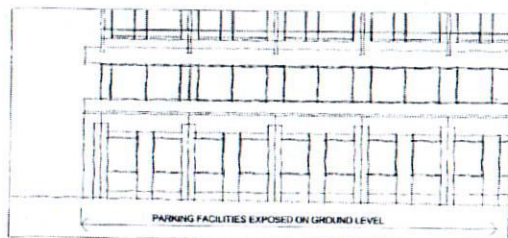
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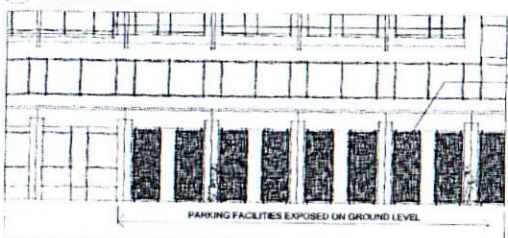
SHEET 28 OF 95



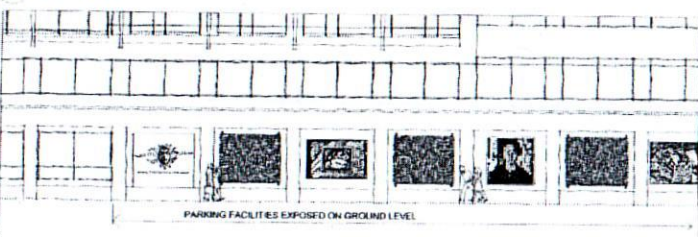
1 SITE ELEVATION - BOWMAN TOWNE DRIVE
SCALE: 1/16" = 1'-0"



2 CONCEPT ELEVATION - PARKING SCREENING OPTIONS
SCALE: 1/8" = 1'-0"

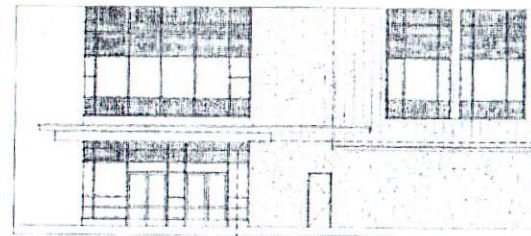


3 CONCEPT ELEVATION - PARKING SCREENING OPTIONS
SCALE: 1/8" = 1'-0"



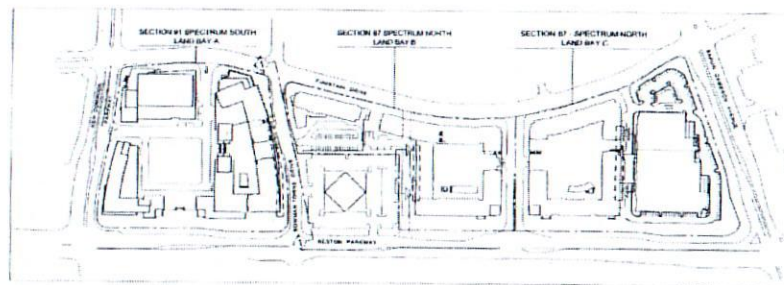
4 CONCEPT ELEVATION - PARKING SCREENING OPTIONS
SCALE: 1/8" = 1'-0"

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5 CONCEPT ELEVATION - PARKING SCREENING OPTIONS
SCALE: 1/8" = 1'-0"

GROUND LEVEL PARKING AREAS



KEY PLAN



POLLEO GROUP

ARCHITECTURAL FIRM

12700 Sunset Valley

Atlanta, Virginia 22003

Phone: (801) 284-6000

Fax: (801) 284-6001

1. L. M. C. C. C.

2. J. M. C. C. C.

3. J. M. C. C. C.

4. J. M. C. C. C.

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64. J. M. C. C. C.



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Arlington, Virginia 22203
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F: 703.842.8001

LANDSCAPE
PARKER R. GUNDEL, P.E., P.L.
101 N. Union Street, Suite 400
Arlington, Virginia 22214
P: 703.842.8000
F: 703.842.8001

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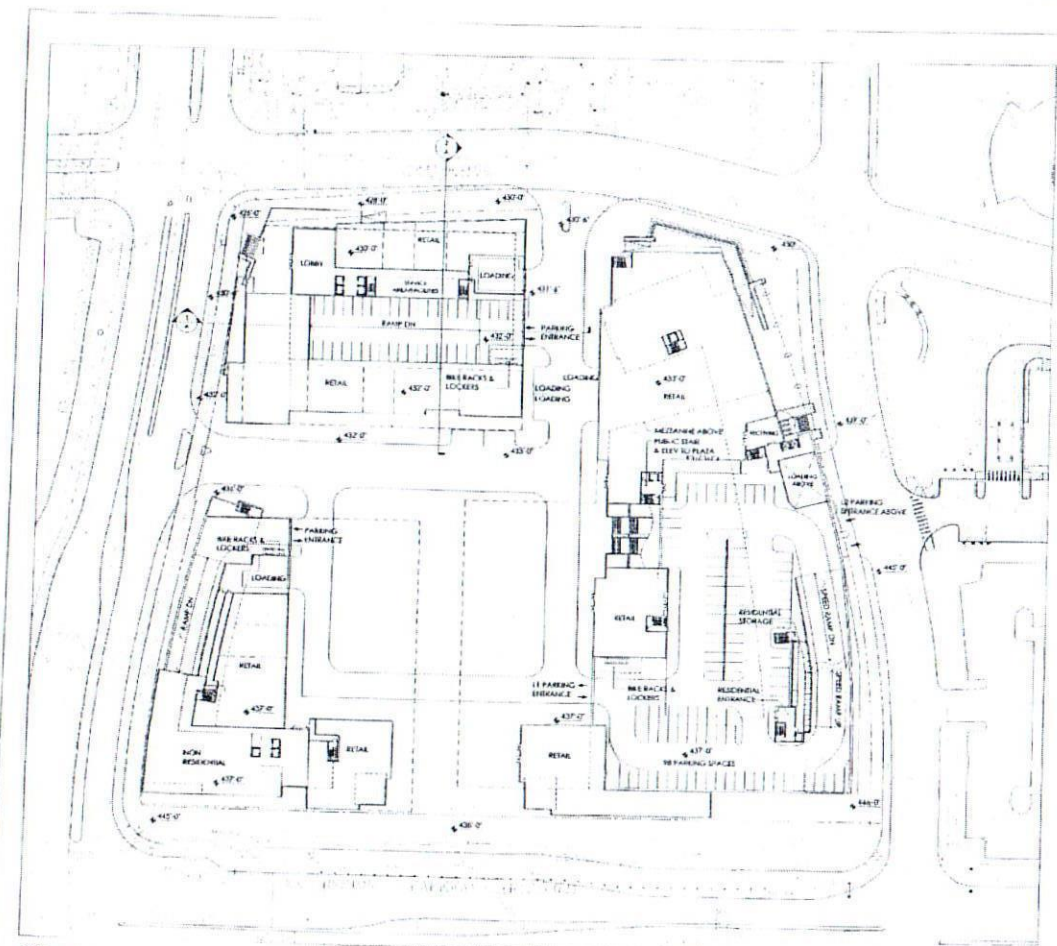
**REDEVELOPMENT
OF
SPECTRUM**

WHEATON HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
LETTER ENTERPRISES
2800 TOWERS LANE, SUITE 400
FARMERSBURG, MD 21050
PHONE: (410) 384-6500
FAX: (410) 384-6501

**LAND BAY A
BUILDING A1**

PROJECT NO: 105810

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THE DISCRETION OF THE ARCHITECT



LEVEL 1

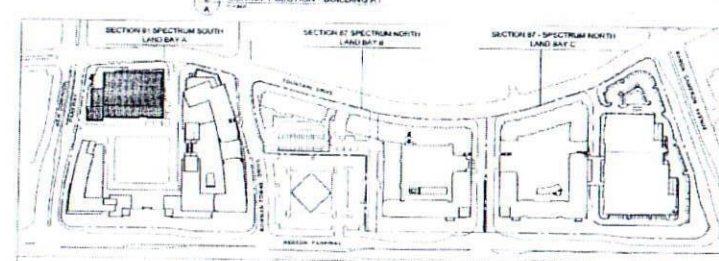
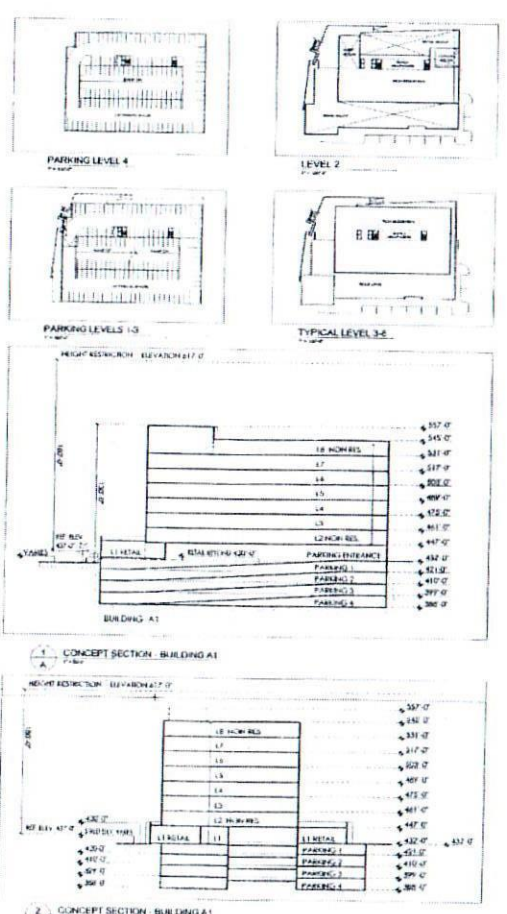
AREA SUMMARY BUILDING A1

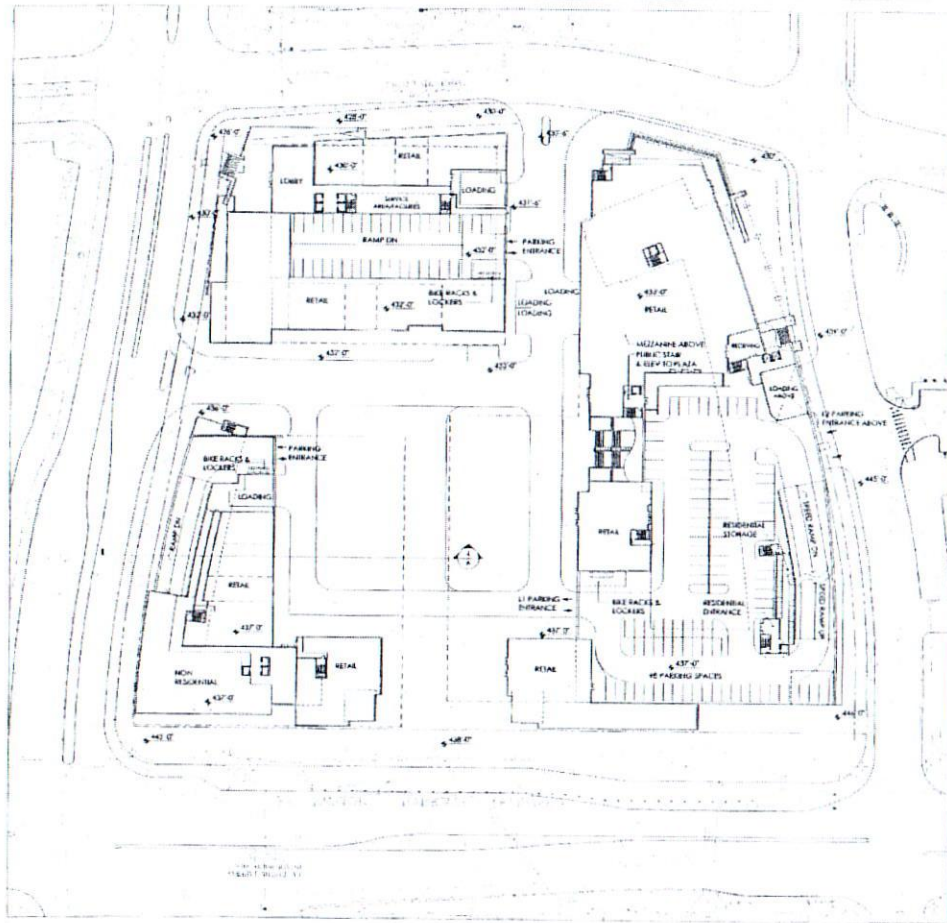
FINAL PHASE

SPECTRUM BUILDING	NAME	LEVEL	SIZES BUILDING	TOTAL SQUARE FEET		PARKING		TOTAL SQUARE FEET	TOTAL SQUARE FEET
				RECEIVED	PROPOSED	RECEIVED	PROPOSED		
SECTION B1 SPECTRUM BUILDING A1	Parking Structure 1	1ST	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Parking Structure 2	1ST	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Parking Structure 3	1ST	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Parking Structure 4	1ST	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Parking Structure 5	1ST	10,000	10,000	10,000	10,000	10,000	10,000	10,000
TOTAL			50,000	50,000	50,000	50,000	50,000	50,000	50,000

Fairfax County Parking Requirements
Non-Residential Office: 2.0 spaces per 1,000 sq ft
Non-Residential Retail: 1 space per 1,000 sq ft
Retail: 1.5 spaces per 1,000 sq ft
Residential: 1.0 spaces per unit

FOR CONCEPTUAL PURPOSES ONLY





AREA SUMMARY BUILDING A4

GENERAL PHASE		LEVEL 1 (L1)		PHASE 1				BND		SUB TOTAL OF L1	
SPECTRUM	BUILDING	USE	LEVEL	GRAND TOTAL	WILL TRAVEL L1	RECEIVED	PROVIDED	AGE	RECEIVED	RECEIVED	RECEIVED
SECTION 01 SPECTRUM SOUTH	A4	Parking Structure 2	100	100	100	100	100	100			
		Parking Structure 1	100	100	100	100	100	100			
		Hotel	100	100	100	100	100	100			
		Non-Residential	100	100	100	100	100	100			
		Pop. Residential (TPP) 5.2.1.1	100	100	100	100	100	100			
TOTAL				100	100	100	100				

Exhibit County Parking Requirements

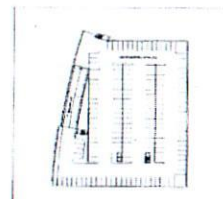
Non-Residential Office 2.0 spaces per 1,000 sq ft

Non-Residential Retail 1 space per 1,000 sq ft plus 4 per 50 units plus 4 spaces required for building

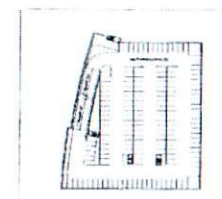
Residential 4.0 per 1,000 sq ft

Residential 1.0 spaces per unit

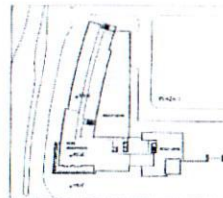
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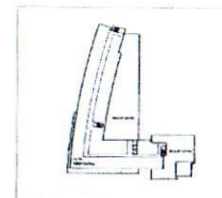
PARKING LEVEL 2



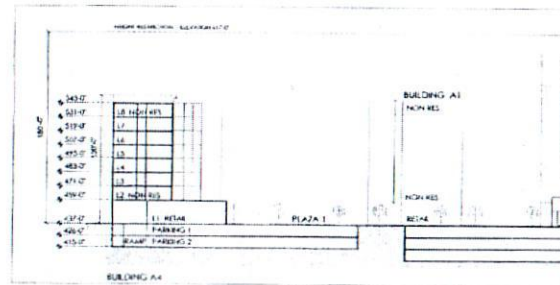
PARKING LEVEL 1



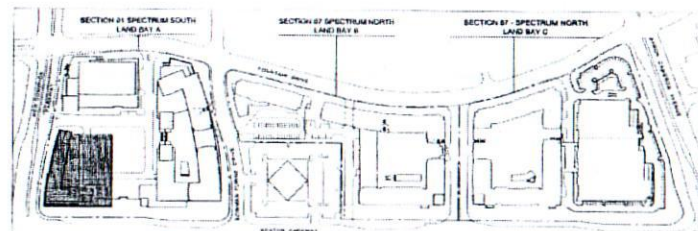
LEVEL 2 - RESTON PARKWAY ACCESS



TYPICAL LEVEL 3-8



CONCEPT SECTION - BUILDING A4



PG GROUP
12000 Sunset Valley
Suite 100
Reston, Virginia 20191
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ONE
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Arlington, Virginia 22203
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F: 703.441.6077
LANDSCAPE
PETERSON LANDSCAPE, INC.
801 N. Union Street, Suite 302
Arlington, Virginia 22219
P: 703.545.1010
F: 703.545.1010

PG GROUP, P.C. 01/2011

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**REDEVELOPMENT
OF
SPECTRUM**

FOURTH WARD DISTRICT
FAIRFAX COUNTY, VIRGINIA

LENNER ENTICAP/PIPER
AND TONER LAND DEVELOPMENT
EIGHTH FLOOR
HICKORY LANE, 400 DOWNS
FARMER, 1001 10th Street
FA: (571) 402-2606

**LAND BAY A
BUILDING A4**

PROJECT NO: 10-001-000
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KEYPLAN

SHEET 31 OF 95

PHASE 2
1" = 150'-0"

PHASE 3
1° = 150-20°

[illegible]

Form 8878-01 (2001)													
Line	Amount	Code	Other	Estimated Tax	Estimated Tax	Total	Refund	Refund	Refund	Refund	Refund	Refund	Refund
1	100.00					100.00							
2	100.00					100.00							
3	100.00					100.00							
4	100.00					100.00							
5	100.00					100.00							
6	100.00					100.00							
7	100.00					100.00							
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35	100.00					100.00							
36	100.00					100.00							
37	100.00					100.00							
38	100.00					100.00							
39	100.00					100.00							
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41	100.00					100.00							
42	1												

[illegible]

Public Group: Parking Requirements
 New Warehouse (100,000 sq ft) requires 1,000 spaces
 New Warehouse (200,000 sq ft) requires 2,000 spaces
 New Warehouse (300,000 sq ft) requires 3,000 spaces
 New Warehouse (400,000 sq ft) requires 4,000 spaces
 New Warehouse (500,000 sq ft) requires 5,000 spaces
 New Warehouse (600,000 sq ft) requires 6,000 spaces
 New Warehouse (700,000 sq ft) requires 7,000 spaces
 New Warehouse (800,000 sq ft) requires 8,000 spaces
 New Warehouse (900,000 sq ft) requires 9,000 spaces
 New Warehouse (1,000,000 sq ft) requires 10,000 spaces

The three site plans illustrate the development of the University of Illinois at Chicago campus. The leftmost plan shows a basic layout with building footprints and landscaping. The middle plan shows a more detailed design with building footprints and landscaping. The rightmost plan shows a final, detailed design with building footprints and landscaping.



PHASE 1
1" = 150'-0"

PHASE 2
 $T^* = 150^\circ - 0^\circ$

PHASE 3
1° = 150'-0"

[illegible][illegible][illegible][illegible]

NOTE: After parking delivery, a credit parking reduction should parking in alternate methods within used to meet 1 hour minimum parking requirement.



POLLO GROUP
ARCHITECTURE - PLANNING
12700 Sunrise Valley
Suite 100
Manassas, Virginia 20108
P: 703.451.6577

CWR,
 WHELAN LTD
 773 Little River Turnpike
 Alexandria, Virginia 22003
 P-703 642 6060
 F-703 642 6251

LANDSCAPE
 PARNER RODRIGUEZ, INC.
 101 N Union Street, Suite 12
 Alexandria, Virginia 22314
 P-703 546 5010
 F-703 546 6260

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PHC 2ND SUBMISSION (REV 1)	07/06/11
PHC 3RD SUBMISSION	08/16/11

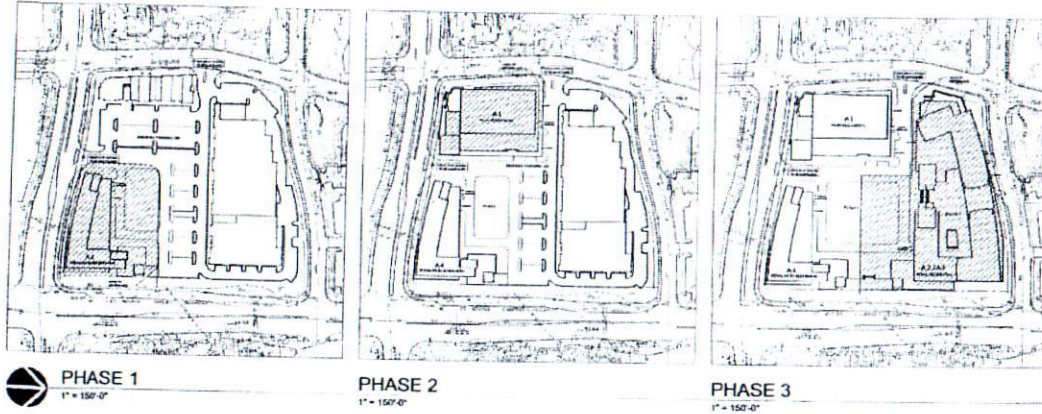
REDEVELOPMENT OF SPECTRUM

HUNTER HILL DISTRICT
PARSON COUNTY VIRGINIA
LENNER ENTERPRISES
2500 TOWN OF DAVIS BOULEVARD
EIGHTH FLOOR
ROCKVILLE, MD 20852
PHONE: (301) 284-6000
FAX: (301) 832-2626

INTEGRATION
PLAN
LAND BAY A
OPTIONS 3 & 4

PROJECT NO. 52-115-000
ALL DRAWINGS ARE FOR
CONCEPTUAL PURPOSES ONLY
AND ARE SUBJECT TO CHANGE AT
FINAL DESIGN STAGE

OPTION 5



PHASE 1 - A1

Area/Type	Location	Building	Net	Proposed # of Units/Residential	Proposed # of Units/Commercial	Units	Total Units	Building Footprint	Height	Maximum Density	Residential Parking	Commercial Parking	Residential Loading	Commercial Loading	Total Units
Net Total				10,000	10,000	2	20,000	10,000	100	100	100	100	100	100	20,000

PHASE 2 - A1 + A2

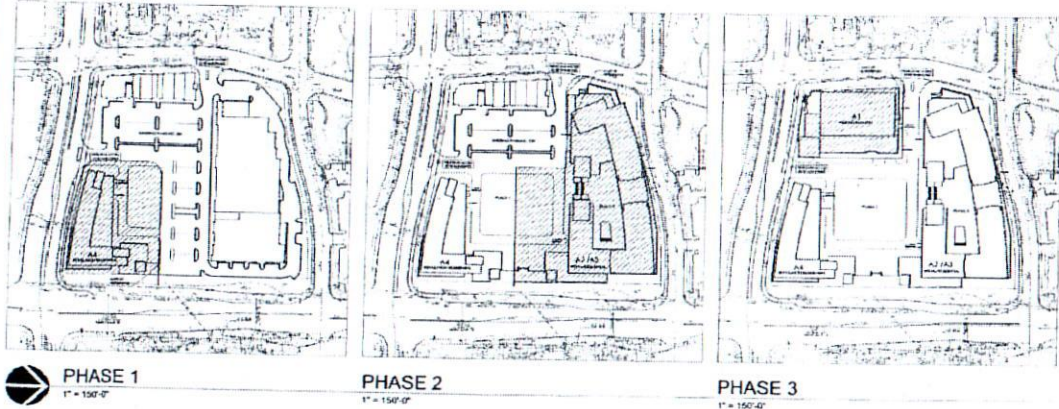
Area/Type	Location	Building	Net	Proposed # of Units/Residential	Proposed # of Units/Commercial	Units	Total Units	Building Footprint	Height	Maximum Density	Residential Parking	Commercial Parking	Residential Loading	Commercial Loading	Total Units
Net Total				15,000	15,000	2	30,000	15,000	100	100	100	100	100	100	30,000

PHASE 3 - A1 + A2 + A3

Area/Type	Location	Building	Net	Proposed # of Units/Residential	Proposed # of Units/Commercial	Units	Total Units	Building Footprint	Height	Maximum Density	Residential Parking	Commercial Parking	Residential Loading	Commercial Loading	Total Units
Net Total				20,000	20,000	2	40,000	20,000	100	100	100	100	100	100	40,000

Notes: 1. Total Parking Requirements:
From Resident Use: 1.5 spaces per unit, 1000 per lot.
From Visitor Use: 1 space per lot, 1000 per lot.
From Other Use: 1 space per lot, 1000 per lot.
Total: 1.5 spaces per unit, 1000 per lot.

OPTION 6



PHASE 1 - A1

Area/Type	Location	Building	Net	Proposed # of Units/Residential	Proposed # of Units/Commercial	Units	Total Units	Building Footprint	Height	Maximum Density	Residential Parking	Commercial Parking	Residential Loading	Commercial Loading	Total Units
Net Total				10,000	10,000	2	20,000	10,000	100	100	100	100	100	100	20,000

PHASE 2 - A1 + A2

Area/Type	Location	Building	Net	Proposed # of Units/Residential	Proposed # of Units/Commercial	Units	Total Units	Building Footprint	Height	Maximum Density	Residential Parking	Commercial Parking	Residential Loading	Commercial Loading	Total Units
Net Total				15,000	15,000	2	30,000	15,000	100	100	100	100	100	100	30,000

PHASE 3 - A1 + A2 + A3

Area/Type	Location	Building	Net	Proposed # of Units/Residential	Proposed # of Units/Commercial	Units	Total Units	Building Footprint	Height	Maximum Density	Residential Parking	Commercial Parking	Residential Loading	Commercial Loading	Total Units
Net Total				20,000	20,000	2	40,000	20,000	100	100	100	100	100	100	40,000

Notes: 1. Total Parking Requirements:
From Resident Use: 1.5 spaces per unit, 1000 per lot.
From Visitor Use: 1 space per lot, 1000 per lot.
From Other Use: 1 space per lot, 1000 per lot.
Total: 1.5 spaces per unit, 1000 per lot.



POLLEO GROUP
ARCHITECTURAL
12100 N. Valley Blvd.
Suite 100
Van Nuys, California 91411
P: 818 703 8400
F: 818 703 8401

CIVIL
UNIVERSITY
1771 S. Main Street
Aurora, Virginia 22003
P: 703 842 8000
F: 703 842 8011

LANDSCAPE
PARKER HENNINGSEN, INC.
101 N. Union Street, Suite 200
Aurora, Virginia 22014
P: 703 842 8000
F: 703 842 8011

PROGRESS PRINT
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DATE: 1/20/11
PHASE 1 SUBMISSION: 1/20/11
PHASE 2 SUBMISSION: 1/20/11
PHASE 3 SUBMISSION: 1/20/11

REDEVELOPMENT OF SPECTRUM

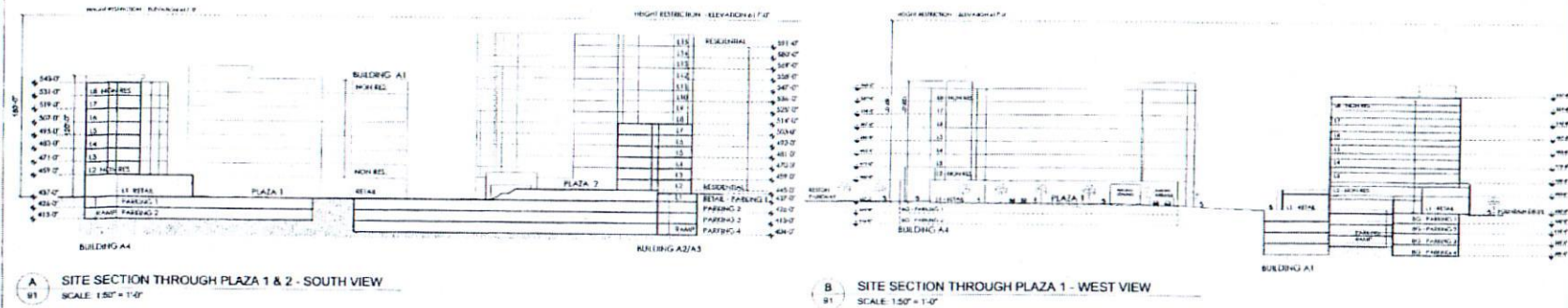
SUNTER MILL EXTRACT
FAIRFAX COUNTY, VIRGINIA

CONTRACT ENVELOPES
300 E. FIFTH ST. (N. BROAD)
RICHMOND, VA 23219
PHONE: (804) 228-6000
FAX: (804) 228-2600

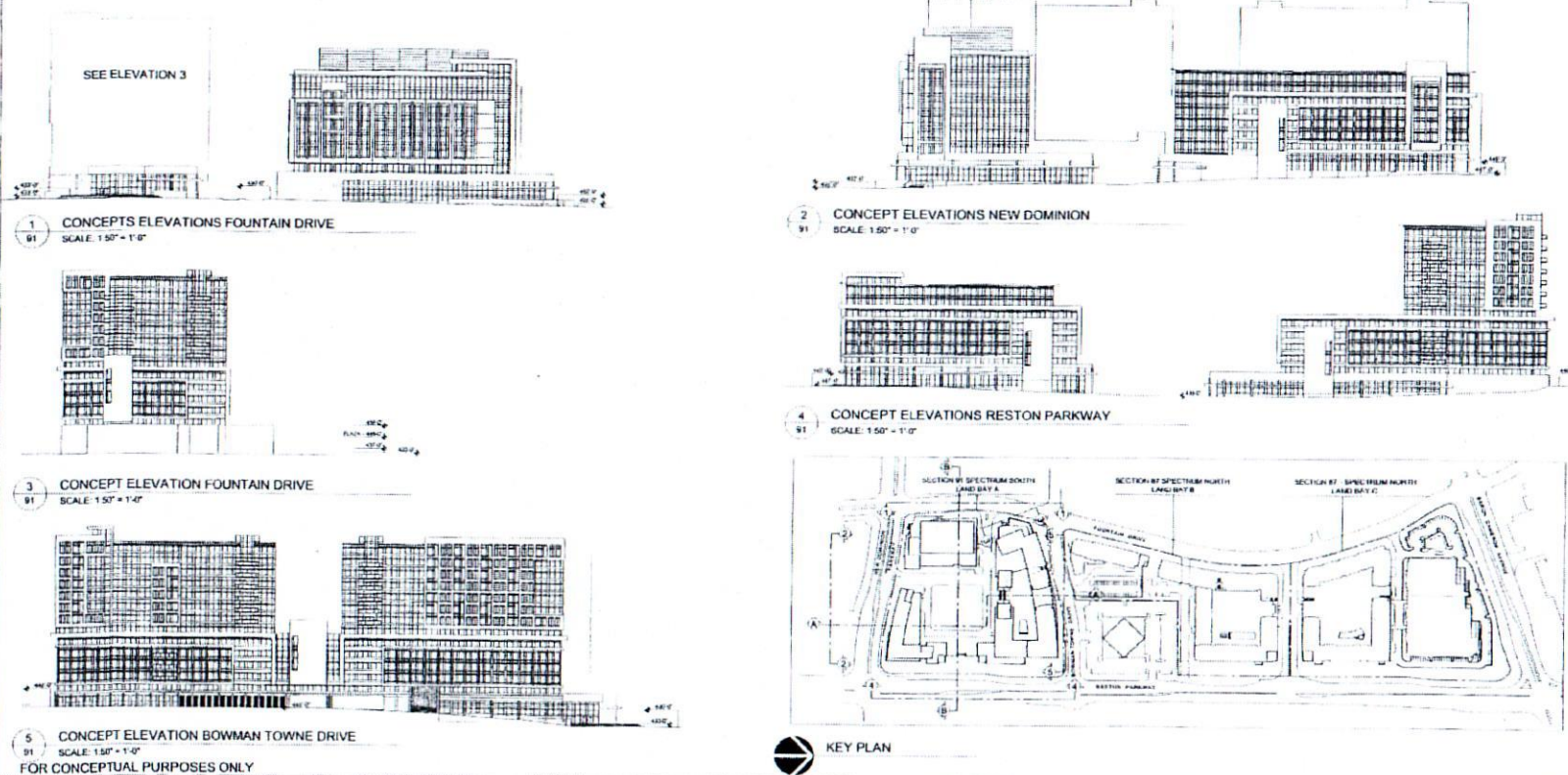
INTEGRATION PLAN
LAND BAY A
OPTIONS 5 & 6

PROJECT NO: 10105.000
ALL DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL DESIGN STAGE

CONCEPT SITE SECTIONS



CONCEPT ELEVATIONS



POLLO GROUP
ARCHITECTURE - PLANNING
12700 Sunrise Valley
Suite 100
Manassas, Virginia 20108
P: 703.841.8671

OWNER
UNBANK LTD
7712 Little River Turnpike
Alexandria, Virginia 22303
P: 703.842.8186
F: 703.842.8051
LANDSCAPE
PAUL & JILL HODGES LTD. INC.
101 E. Union Street, Suite 300
Alexandria, Virginia 22314
P: 703.548.5010
F: 703.548.5010

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**PROGRESS
PRINT
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CONSTRUCTION**

DATE: 10/30/10
PAC 2ND SUBMISSION: 10/29/11
PAC 2ND SUBMISSION REV 1: 07/09/11
PAC 2ND SUBMISSION: 10/19/11

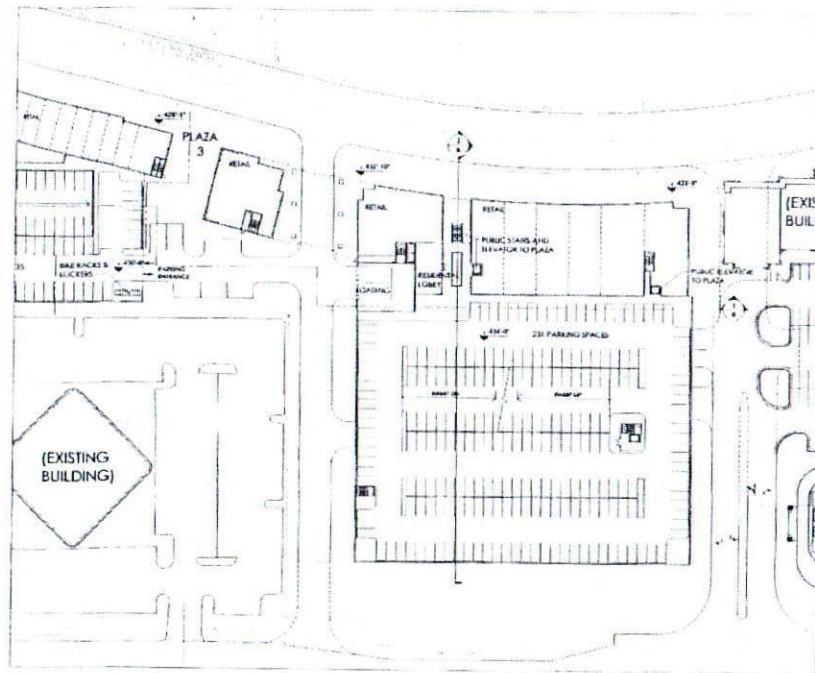
**REDEVELOPMENT
OF
SPECTRUM**

MURTER, MILL & ASSOCIATES
FARMVILLE COUNTY, VIRGINIA
LEIGH ENTERPRISES
2000 TOWNE SQUARE BOULEVARD
EIGHTH FLOOR
ROCKVILLE, MD 20852
PHONE: (301) 284-6001
FAX: (301) 284-6001

**CONCEPT
SITE SECTIONS
& ELEVATIONS
LANDBAY A**

PROJECT NO: 10-001-000
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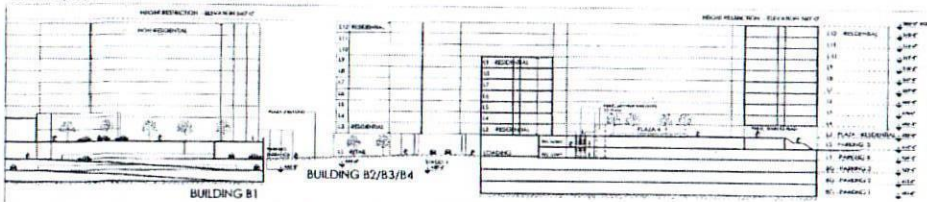
SHEET 35 OF 65



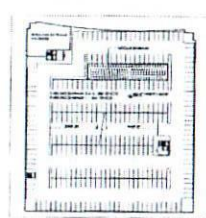
LEVEL 1 - PARKING GARAGE 4
1" = 50' 0"

AREA SUMMARY BUILDING B2/B3/B4													
SPECTRUM BUILDING	NAME	USE LEVEL				PROGRAM				GROSS SQUARE FEET	RETAIL	NON-RETAIL	TOTAL
		LEVEL	GROSS SF. ELEV.	GROSS SF. ELEV. (NET)	REQUIRED	PROVIDED	STRUCTURE	AS-BUILT					
SECTION AT SPECTRUM NORTH	Building Structure 1	1	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Building Structure 2	2	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Building Structure 3	3	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Building Structure 4	4	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Building Structure 5	5	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Building Structure 6	6	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Building Structure 7	7	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Building Structure 8	8	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Building Structure 9	9	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Building Structure 10	10	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
TOTAL			1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	

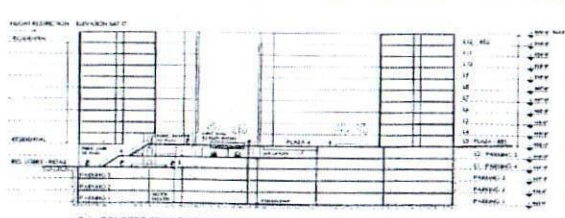
Parkette County Parking Requirements
 Peak Hourly Demand: 1.0 car per 1,000 sq ft
 Peak: 4.5 hours per 1,000 sq ft
 Residential: 1.0 car per 1,000 sq ft



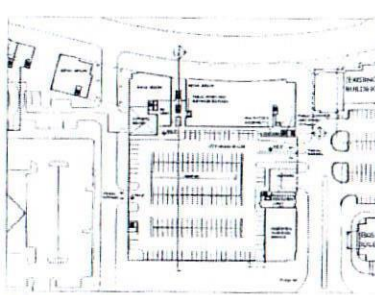
CONCEPT SECTION THROUGH LAND BAY B
 FOR CONCEPTUAL PURPOSES ONLY



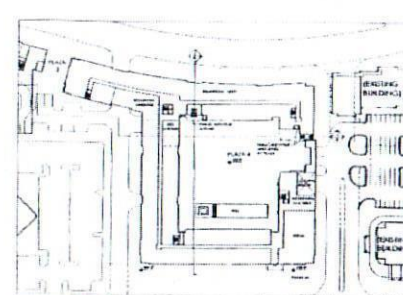
PARKING GARAGE 1, 2 & 3
 1" = 100' 0"



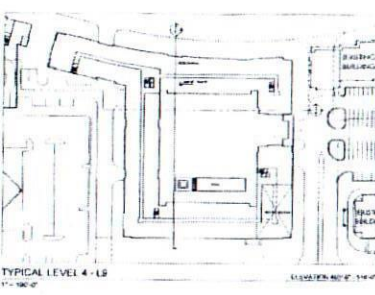
CONCEPT SECTION BUILDING B2-B3-B4



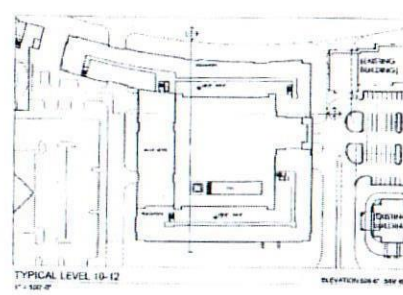
TYPICAL LEVEL 2 - PARKING GARAGE 5
 1" = 100' 0"



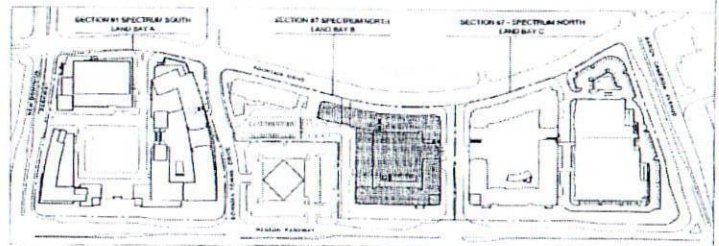
TYPICAL LEVEL 3 - PLAZA
 1" = 100' 0"



TYPICAL LEVEL 4 - LG
 1" = 100' 0"



TYPICAL LEVEL 10-12
 1" = 100' 0"



KEY PLAN



POLLO GROUP
 ARCHITECTS - PLANNERS
 12700 Sunrise Valley
 Suite 100
 Reston, Virginia 20191
 P: 703.441.8800
 F: 703.441.8807

CON
 URBAN LTD
 17115 River Tongue
 Alexandria, Virginia 22304
 P: 703.441.8800
 F: 703.441.8807
 LANDSCAPE
 PONDORF HODGSON & ASSOCIATES, INC.
 10115 Union Street, Suite 300
 Alexandria, Virginia 22314
 P: 703.441.8800
 F: 703.441.8807

POLLO GROUP, P.C. 4/2011

PROGRESS
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 CONSTRUCTION

DATE: 11/04/11
 PRELIMINARY SUBMISSION: 05/11/11
 PRELIMINARY SUBMISSION REV. 1: 07/01/11
 PRELIMINARY SUBMISSION: 08/11/11

REDEVELOPMENT
 OF
 SPECTRUM

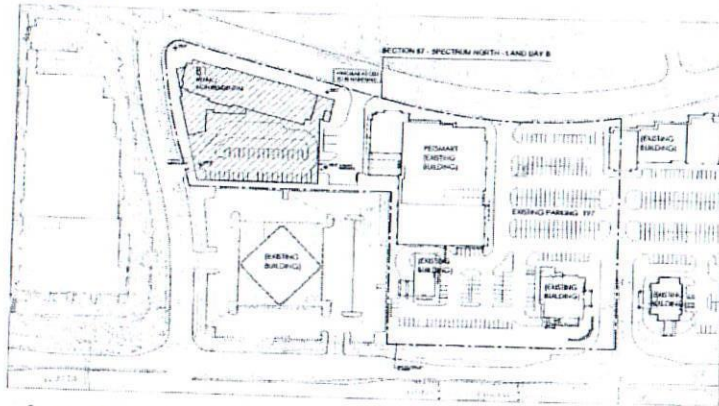
WINTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 LEVITT ENTERPRISES
 2800 TOWN CENTER DRIVE, SUITE 100
 FARMINGTON, CONNECTICUT 06030
 P: 860.475.1000
 F: 860.475.1000

LAND BAY B
 BUILDING
 B2/B3/B4

PROJECT NO.: 10.008.000
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SHEET 37 OF 95

OPTION 1



PHASE I - BUILDING B1

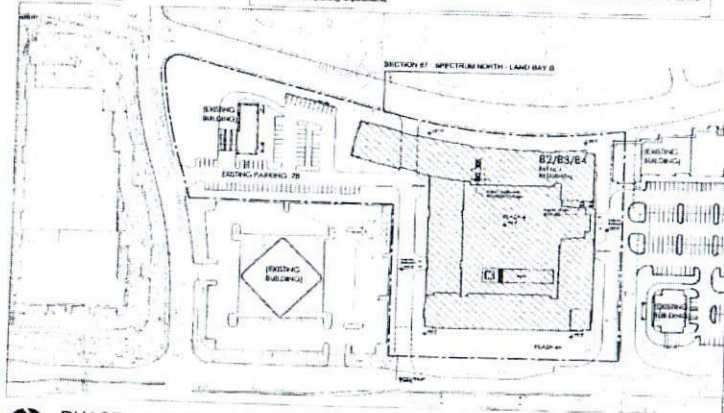
1" = 100'-0"

SECTION	Building	Use	Proposed SF	Proposed SF	Stories	Total Stories SF	Building Footprint	Height	Setback	Area	Required Parking	Proposed Parking	Proposed Loading	Proposed Loading	Total Land Area (SF)	Max. Area Required
SECTION B1	B1	Office	100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100
TOTAL			100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100

100' parking spaces surface per code (100' per 100' of building footprint)

TOTAL PARKING: 100

OPTION 2



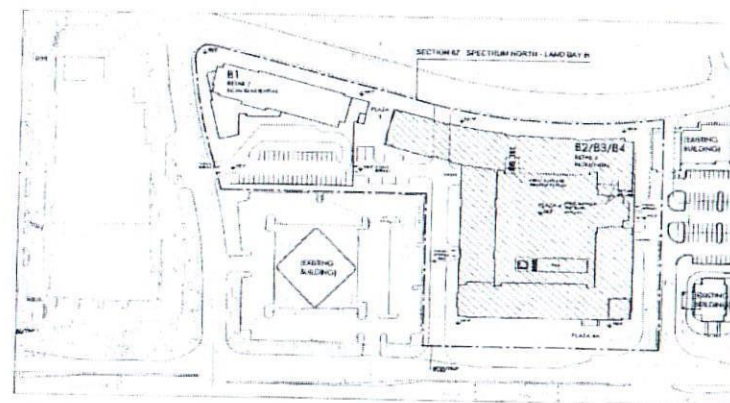
PHASE I - BUILDING B2, B3 & B4

1" = 100'-0"

SECTION	Building	Use	Proposed SF	Proposed SF	Stories	Total Stories SF	Building Footprint	Height	Setback	Area	Required Parking	Proposed Parking	Proposed Loading	Proposed Loading	Total Land Area (SF)	Max. Area Required
SECTION B2	B2	Office	100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100
SECTION B3	B3	Office	100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100
SECTION B4	B4	Office	100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100
TOTAL			300,000	300,000	30	3,000,000	300,000	100'-0"	100'-0"	300,000	300	300	300	300	300,000	300

100' parking spaces surface per code (100' per 100' of building footprint)

TOTAL PARKING: 300



FINAL PHASE - BUILDING B2, B3 & B4

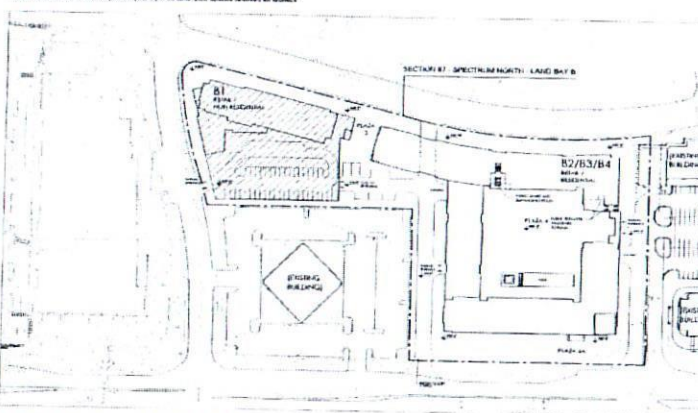
1" = 100'-0"

SECTION	Building	Use	Proposed SF	Proposed SF	Stories	Total Stories SF	Building Footprint	Height	Setback	Area	Required Parking	Proposed Parking	Proposed Loading	Proposed Loading	Total Land Area (SF)	Max. Area Required
SECTION B2	B2	Office	100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100
SECTION B3	B3	Office	100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100
SECTION B4	B4	Office	100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100
TOTAL			300,000	300,000	30	3,000,000	300,000	100'-0"	100'-0"	300,000	300	300	300	300	300,000	300

100' parking spaces surface per code (100' per 100' of building footprint)

TOTAL PARKING: 300

Partial County Parking Requirements:
 Max. Permitted: Office 2.0 spaces per 1,000 sq ft
 Max. 4.0 spaces per 1,000 sq ft
 Minimum: 1.0 spaces per unit
 Min. Permitted: Office 1.0 space per unit (100' per 100' of building footprint)



FINAL PHASE - BUILDING B1

1" = 100'-0"

SECTION	Building	Use	Proposed SF	Proposed SF	Stories	Total Stories SF	Building Footprint	Height	Setback	Area	Required Parking	Proposed Parking	Proposed Loading	Proposed Loading	Total Land Area (SF)	Max. Area Required
SECTION B1	B1	Office	100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100
SECTION B2	B2	Office	100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100
SECTION B3	B3	Office	100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100
SECTION B4	B4	Office	100,000	100,000	10	1,000,000	100,000	100'-0"	100'-0"	100,000	100	100	100	100	100,000	100
TOTAL			400,000	400,000	40	4,000,000	400,000	100'-0"	100'-0"	400,000	400	400	400	400	400,000	400

100' parking spaces surface per code (100' per 100' of building footprint)

TOTAL PARKING: 400

Partial County Parking Requirements:
 Max. Permitted: Office 2.0 spaces per 1,000 sq ft
 Max. 4.0 spaces per 1,000 sq ft
 Minimum: 1.0 spaces per unit
 Min. Permitted: Office 1.0 space per unit (100' per 100' of building footprint)



POLCO GROUP
 ARCHITECTURE - PLANNING

12000 Sunrise Valley
 Suite 100
 Manassas, Virginia 20108
 P: 703.442.8881
 F: 703.442.8882

CIVIL
 12000 Sunrise Valley
 Suite 100
 Manassas, Virginia 20108
 P: 703.442.8881
 F: 703.442.8882
 LANDSCAPE
 PARKER HENNINGER, INC.
 101 N. Union Street, Suite 100
 Alexandria, Virginia 22314
 P: 703.546.5450
 F: 703.546.5451

POLCO GROUP, PC 0-2011

**PROGRESS
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 CONSTRUCTION**

DATE: 11/09/10
 PRELIMINARY SUBMISSION: 06/15/11
 PRELIMINARY SUBMISSION: 06/15/11
 PRELIMINARY SUBMISSION: 06/15/11

**REDEVELOPMENT
 OF
 SPECTRUM**

FAIRFAX COUNTY, VIRGINIA
 LEXINGTON, VIRGINIA
 100' TOWER ONLY (BAY 8 & 9)
 100' TOWER ONLY (BAY 8 & 9)
 100' TOWER ONLY (BAY 8 & 9)
 100' TOWER ONLY (BAY 8 & 9)
 100' TOWER ONLY (BAY 8 & 9)
 100' TOWER ONLY (BAY 8 & 9)

**INTEGRATION
 PLAN
 LAND BAY 8
 OPTION 1 & 2**

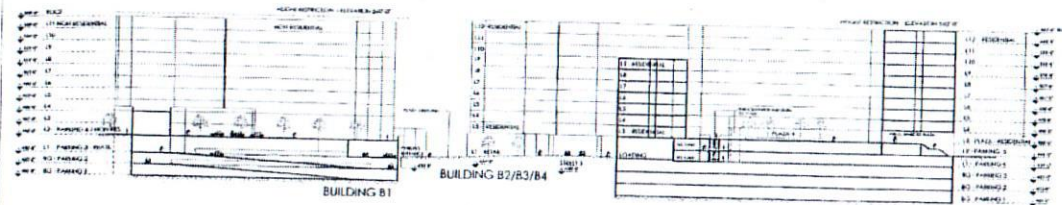
PROJECT NO: 10-201-002

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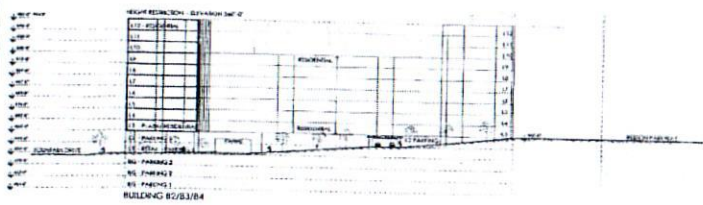
SHEET 38 OF 95

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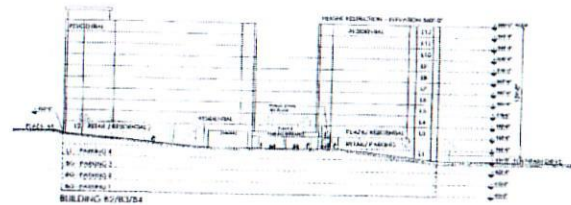
CONCEPT SITE SECTIONS



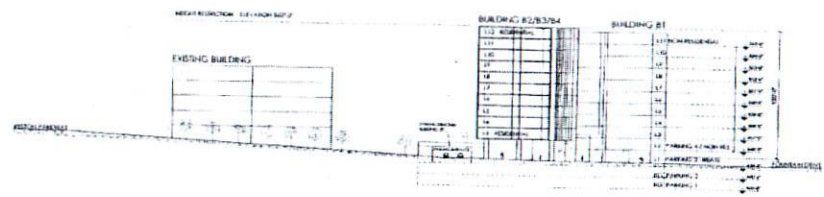
A CONCEPT SITE SECTION THROUGH LAND BAY B
SCALE: 1" = 50'-0"



C CONCEPT SITE SECTION THROUGH STREET 1
SCALE: 1" = 50'-0"

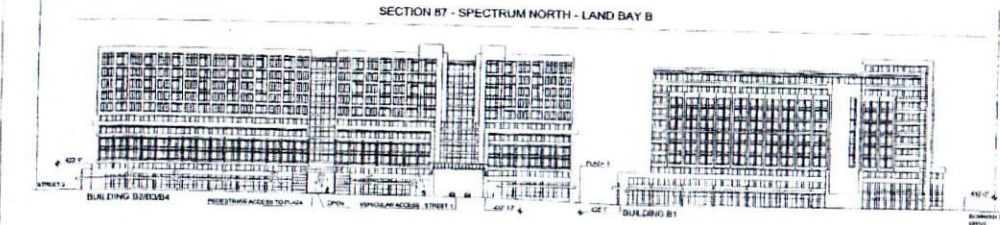


B CONCEPT SITE SECTION THROUGH STREET 2
SCALE: 1" = 50'-0"

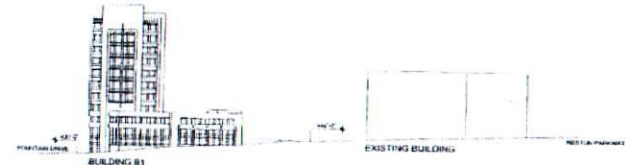


D CONCEPT SITE SECTION THROUGH STREET 1
SCALE: 1" = 50'-0"

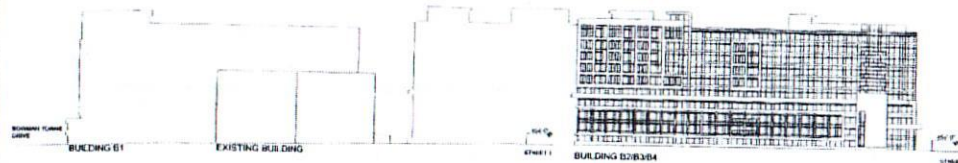
CONCEPT ELEVATIONS



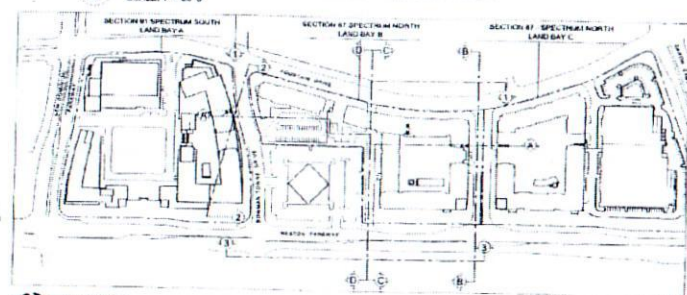
1 CONCEPT ELEVATIONS - FOUNTAIN DRIVE
SCALE: 1" = 50'-0"



2 CONCEPT ELEVATION - BOWMAN TOWNE DRIVE
SCALE: 1" = 50'-0"



3 CONCEPT ELEVATION - RESTON PARKWAY
SCALE: 1" = 50'-0"



KEY PLAN

FOR CONCEPTUAL PURPOSES ONLY



POLLEO GROUP
ARCHITECTURAL PLANNING
12700 Sunrise Valley
Suite 100
Manassas, Virginia 20108
P: 703.461.6477

CIVIL
URBAN & ID
7712 Lake View Parkway
Arlington, Virginia 22204
P: 703.442.8300
F: 703.442.8261

LANDSCAPE
PARKER HUNTER & ASSOCIATES, INC.
101 N. Union Street, Suite 300
Arlington, Virginia 22204
P: 703.442.8300
F: 703.442.8261

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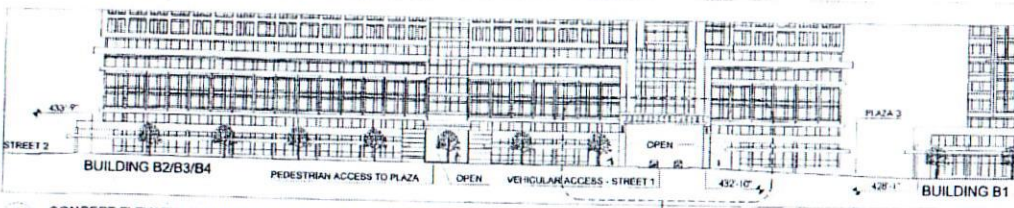
DATE: 11/24/10
P/C AND SUBMISSION: 06/13/11
P/C AND SUBMISSION REV: 01/05/11
P/C AND SUBMISSION: 06/13/11

REDEVELOPMENT
OF
SPECTRUM

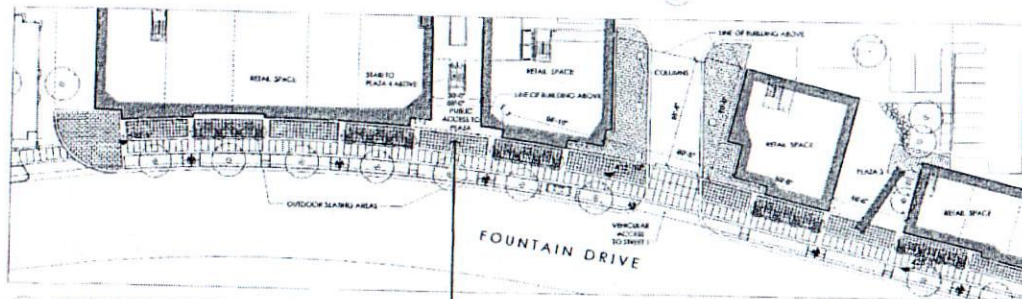
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
LUSHER DRIVE/EXPRESS
AND TOWNE DRIVE/EXPRESS
EIGHTH FLOOR
ROCKVILLE, MD 20850
PHONE: (301) 261-0000
FAX: (301) 261-0000

CONCEPT
SITE SECTIONS
& ELEVATIONS
LAND BAY B

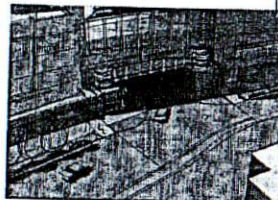
PROJECT NO: 12.005.000
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FINAL DESIGN STAGE



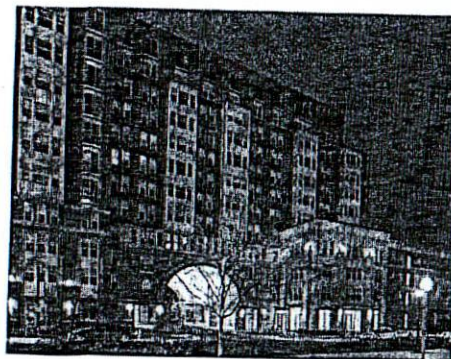
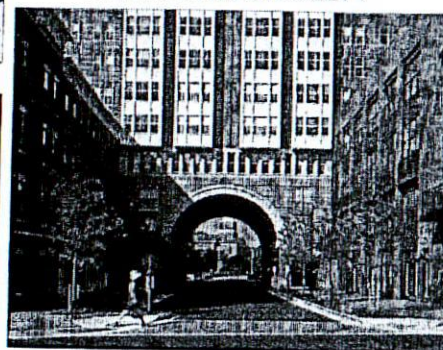
1 CONCEPT ELEVATIONS BUILDINGS B1 & B2/B3/B4 - FOUNTAIN DRIVE
SCALE: 1/32" = 1'-0"



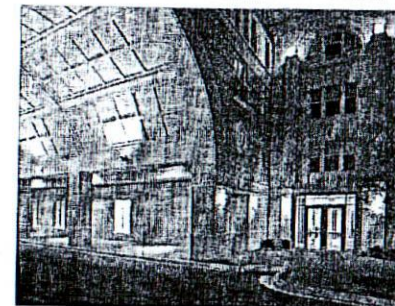
2 CONCEPT GROUND LEVEL PLAN - BUILDINGS B1 & B2/B3/B4
SCALE: 1/32" = 1'-0"



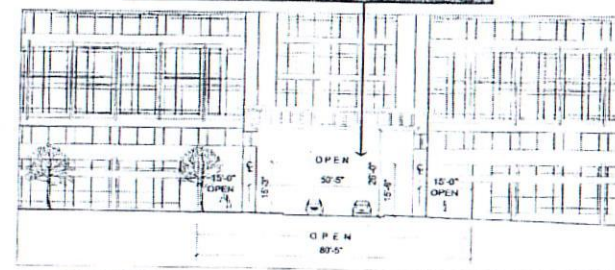
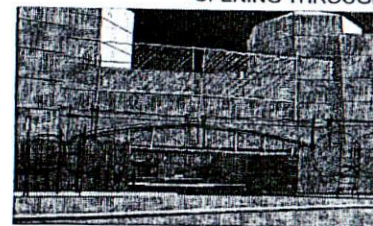
SIMILAR OPTIONS FOR BUILDING
OPENING THROUGH STREET 1



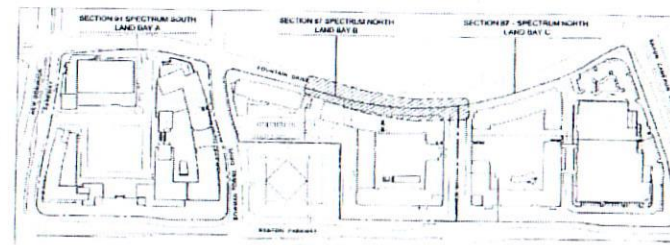
FOR CONCEPTUAL PURPOSES ONLY



SIMILAR OPTIONS FOR BUILDING
OPENING THROUGH STREET 1



3 CONCEPT ELEVATIONS - FOUNTAIN DRIVE
SCALE: 1/32" = 1'-0"



KEY PLAN



P&G GROUP
ARCHITECTURE - PLANNING
12700 Boulevard Valley
Suite 105
Reston, Virginia 20191
P: 703-461-9677

LANDSCAPE
LANDSCAPE
7777 E. Old Road, Suite 100
Arlington, Virginia 22202
P: 703-442-8000
F: 703-442-8001
LANDSCAPE
LANDSCAPE
101 N. Union Street, Suite 200
Arlington, Virginia 22214
P: 703-442-8000
F: 703-442-8001

PROGRESS
PRINT
NOT FOR
CONSTRUCTION
DATE: 11/28/12
P&G AND SUBMITTER: 11/28/12
P&G AND SUBMITTER: 11/28/12
P&G AND SUBMITTER: 11/28/12

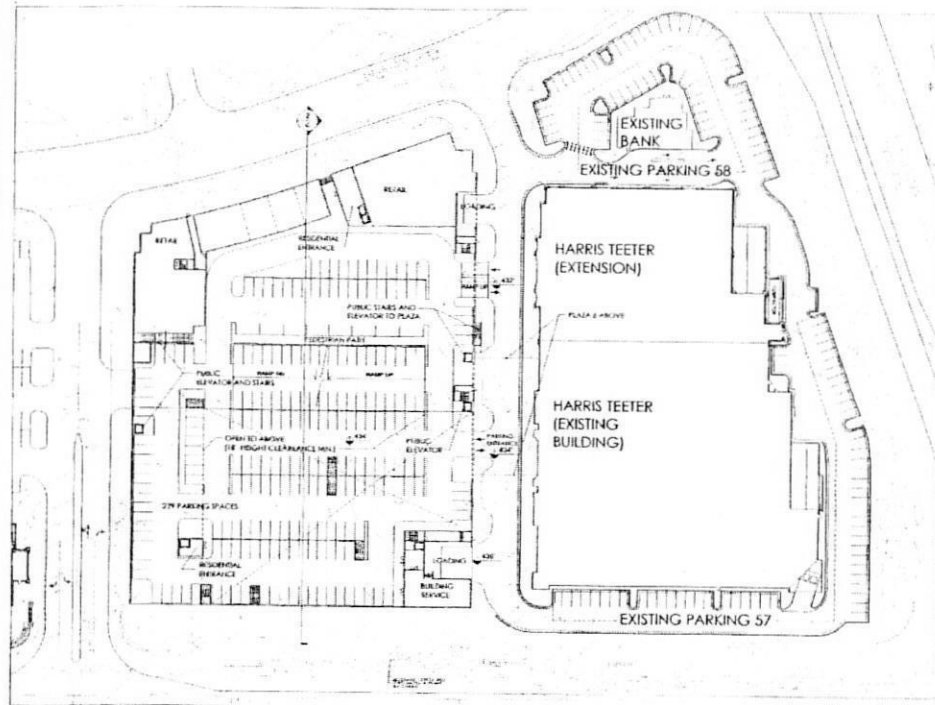
REDEVELOPMENT
OF
SPECTRUM

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
LEARNER ENTERPRISES
2010 TOWER DRIVE BOULEVARD
DOWNTOWN
ROCKVILLE, MD 20852
PHONE: (301) 384-1000
FAX: (301) 384-1000

ENLARGED PLANS
AND ELEVATIONS
BUILDINGS
B2/B3/B4

PROJECT NO. 10-000-001
ALL DRAWINGS ARE FOR
CONCEPTUAL PURPOSES ONLY
AND ARE SUBJECT TO CHANGE AT
FINAL DESIGN STAGE

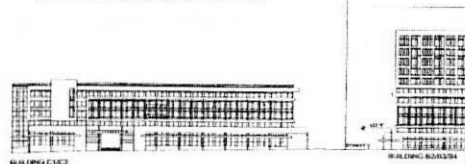
SHEET 38A OF 95



AREA SUMMARY BUILDING CYCLES										TOTAL			
SPECTRA	BUILDING	USE	UNIT TYPE			FLOORING			ACAD	HALL	RECREATIONAL	TOTAL	REMARKS
			LEVEL	GRADE	UNIT TYPE	RECEIVING	FINISHING	RECEIVING					
SECTION 01 WATERMAIN RIGID	CL. CL. CL. CL. CL. CL. CL. CL. CL. CL.	Parking Structure 1	1	1	1	1	1	1	1	1	1	1	1
		Parking Structure 2	1	1	1	1	1	1	1	1	1	1	1
		Parking Structure 3	1	1	1	1	1	1	1	1	1	1	1
		Parking Structure 4	1	1	1	1	1	1	1	1	1	1	1
		Parking Structure 5	1	1	1	1	1	1	1	1	1	1	1
		Parking Structure 6	1	1	1	1	1	1	1	1	1	1	1
		Parking Structure 7	1	1	1	1	1	1	1	1	1	1	1
		Parking Structure 8	1	1	1	1	1	1	1	1	1	1	1
		Parking Structure 9	1	1	1	1	1	1	1	1	1	1	1
		Parking Structure 10	1	1	1	1	1	1	1	1	1	1	1
TOTAL				10	10	10	10	10	10	10	10	10	

Perkins County Planning Commission
 Re: Redevelopment (M-1) 78 square feet 1,000 sq ft
 Re: Re: 1.5 square feet 1,000 sq ft
 Re: Re: 1.5 square feet 1,000 sq ft

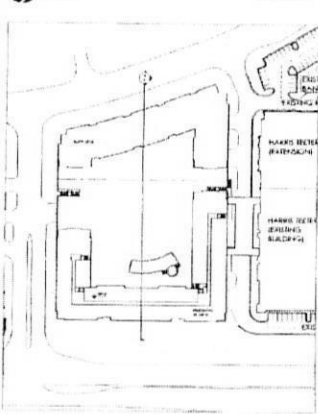
SECTION 87 - SPECTRA NORTH - LAND BAY C



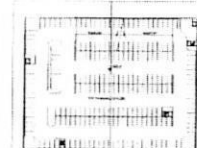
CONCEPT ELEVATION - FOUNTAIN DRIVE

FOR CONCEPTUAL PURPOSES ONLY

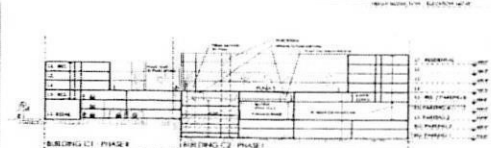
LEVEL 1 - PARKING GARAGE 2
 ELEVATION 40' 0" - 42' 0" GRADE LEVEL



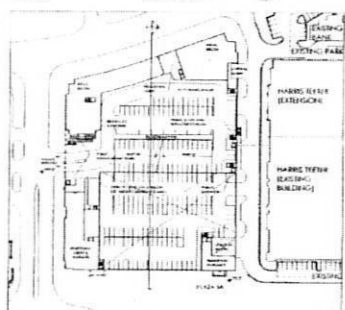
LEVEL 7
 ELEVATION 40' 0" - 42' 0"



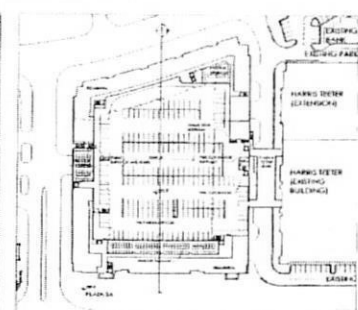
TYP. PARKING BG 142
 ELEVATION 40' 0" - 42' 0" GRADE LEVEL



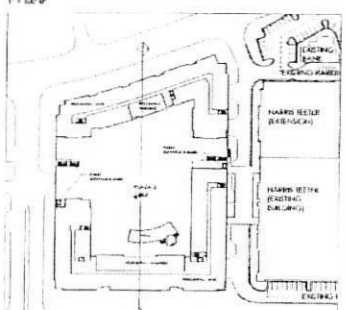
CONCEPT SECTION THROUGH LAND BAY C



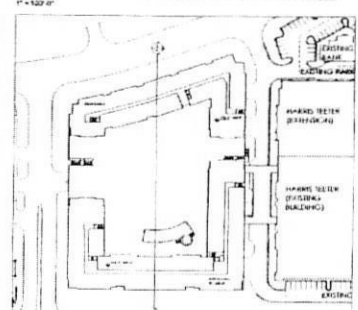
LEVEL 2 - PARKING GARAGE 3
 ELEVATION 40' 0" - 42' 0"



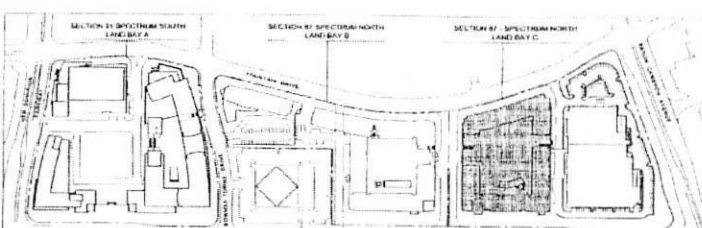
LEVEL 3 - PARKING GARAGE 4
 ELEVATION 40' 0" - 42' 0"



LEVEL 4 - PLAZA 4
 ELEVATION 40' 0" - 42' 0"



TYPICAL LEVEL 5-8
 ELEVATION 40' 0" - 42' 0"



SECTION 87 - SPECTRA NORTH - LAND BAY C



POLLED GROUP, INC.
 ARCHITECTURE - PLANNING

12000 Sunrise Valley
 Suite 100
 Fairfax, Virginia 22031
 P: 703.481.8000
 F: 703.481.8001

OWNER
 LAND BAY C
 7712 Little River Turnpike
 Alexandria, Virginia 22304
 P: 703.642.8000
 F: 703.642.8001
 LANDSCAPE
 PROFFER & ASSOCIATES, INC.
 601 N. Lincoln Street, Suite 200
 Alexandria, Virginia 22304
 P: 703.548.4000
 F: 703.548.4000

POLLED GROUP, INC. 11/11/11

**PROGRESS PRINT
 NOT FOR
 CONSTRUCTION**

DATE: 11/11/11
 PRELIMINARY SUBMISSION: 10/11/11
 PRELIMINARY SUBMISSION REV: 10/11/11
 PRELIMINARY SUBMISSION: 10/11/11

**REDEVELOPMENT
 OF
 SPECTRUM**

WATERMILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 LEMMONS ENTERPRISES
 2000 TOWER CHASE AVENUE, SUITE 100
 FOUNTAIN VIEW, MD 20822
 PHONE: (301) 294-6000
 FAX: (301) 294-6000

**LAND BAY C
 BUILDING
 C1/C2/C3**

PROJECT NO.: 10-000-000
 ALL DRAWINGS AND PLAN
 CONCEPTUAL PURPOSES ONLY
 AND ARE SUBJECT TO CHANGE AT
 FINAL DESIGN STAGE

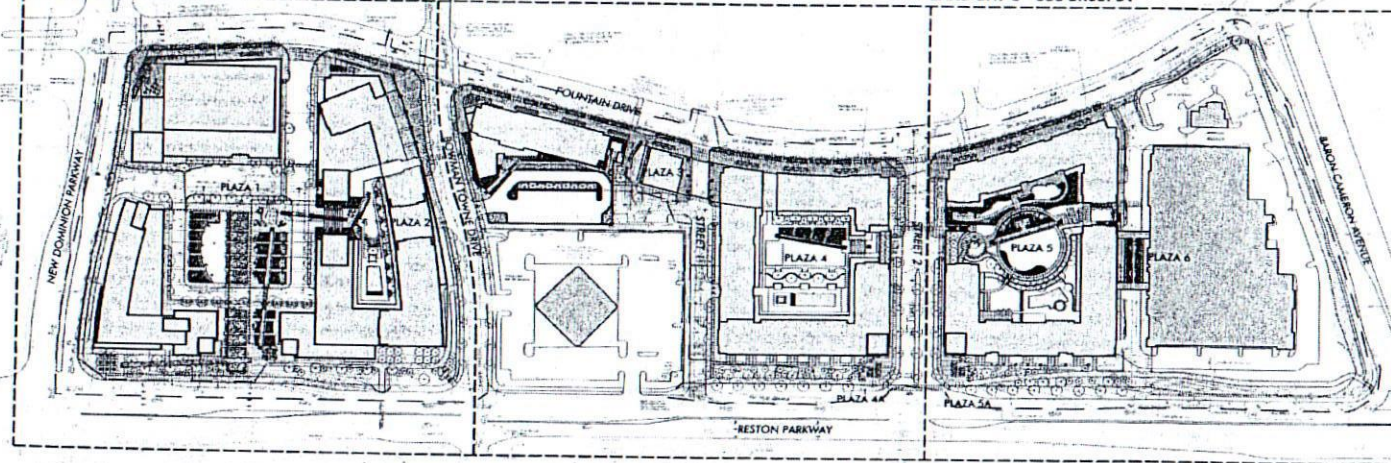


FOR CONCEPTUAL PURPOSES ONLY

LAND BAY A - See Sheet 43

LAND BAY B - See Sheet 47

LAND BAY C - See Sheet 51



THE SPECTRUM Redevelopment

LANDSCAPE ARCHITECT

PARKER RODRIGUEZ INC.

1111 South University # 101

Annandale, VA 22014

703.596.8000

OWNER

Land Development

2000 Town Center Boulevard

Spring House

Annandale, VA 22014

703.596.8000

DESIGNER

Urban Engineering & Design, Inc.

11111 Park Road, Suite 100

Annandale, VA 22014

703.596.8000

DATE: 08/19/11

PROJECT: THE SPECTRUM

1111 South University # 101

Annandale, VA 22014

703.596.8000

DATE: 08/19/11

PROJECT: THE SPECTRUM

1111 South University # 101

Annandale, VA 22014

703.596.8000

DATE: 08/19/11

PROJECT: THE SPECTRUM

1111 South University # 101

Annandale, VA 22014

703.596.8000

DATE: 08/19/11

PROJECT: THE SPECTRUM

1111 South University # 101

Annandale, VA 22014

703.596.8000

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Annandale, VA 22014

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Annandale, VA 22014

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Annandale, VA 22014

703.596.8000

DATE: 08/19/11

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1111 South University # 101

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703.596.8000

DATE: 08/19/11

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703.596.8000

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Annandale, VA 22014

703.596.8000

DATE: 08/19/11

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Annandale, VA 22014

703.596.8000

DATE: 08/19/11

PROJECT: THE SPECTRUM

1111 South University # 101

Annandale, VA 22014

703.596.8000

DATE: 08/19/11

PROJECT: THE SPECTRUM

1111 South University # 101

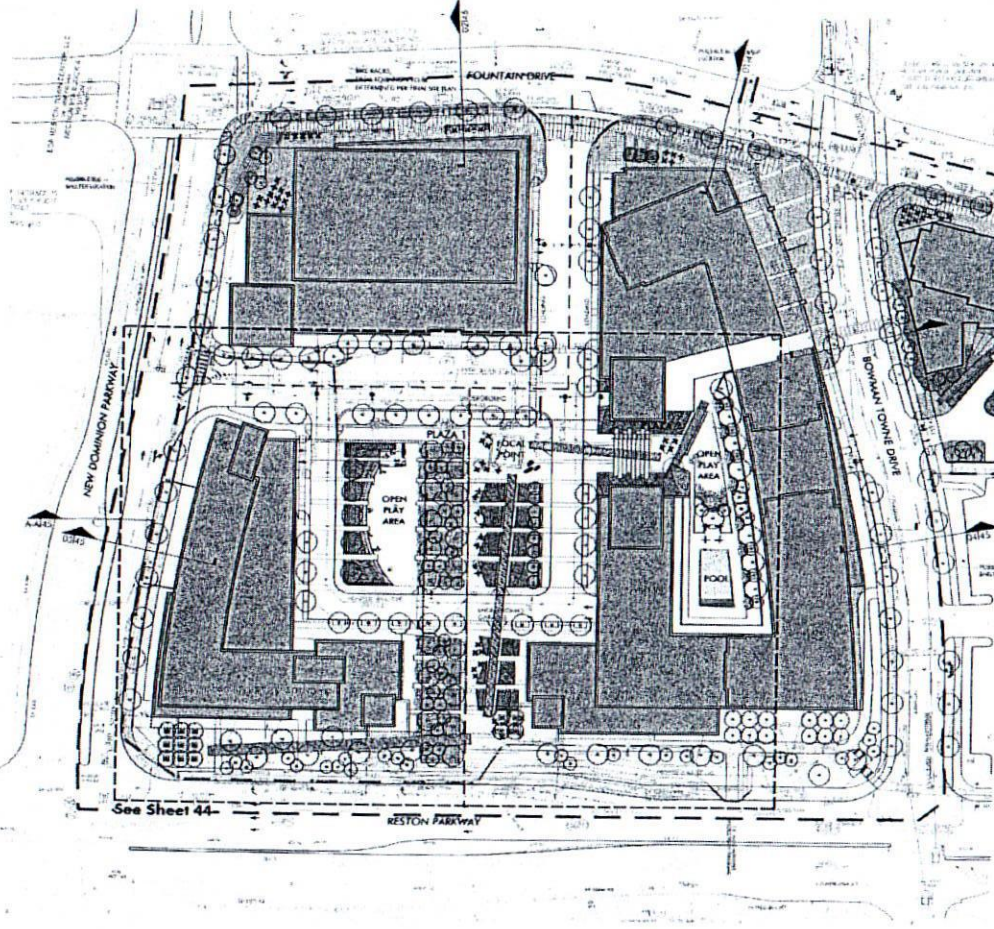
Annandale, VA 22014

703.596.8000

PRC Third Submission - NOT FOR CONSTRUCTION

FINAL PHASE
Overall Concept
Landscape Plan

LONGMAN ROAD CORP
1111 South University # 101
Annandale, VA 22014
703.596.8000
DATE: 08/19/11
PROJECT: THE SPECTRUM



THE SPECTRUM Redevelopment

AMERICAN COUNTY, VIRGINIA
Pascale Robinson & Associates, Inc.
 1224 N. Lee Street, Suite 100
 Alexandria, VA 22304
 703.844.7000

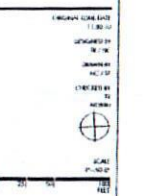
DESIGNER
 James Patterson
 2001 Lee Road, Suite 100
 Alexandria, VA 22304
 703.844.7000
ENGINEER
 CMAA International
 10000 Regency Square, Suite 100
 Fairfax, VA 22031
 703.844.7000
ARCHITECT
 1224 N. Lee Street, Suite 100
 Alexandria, VA 22304
 703.844.7000
LANDSCAPE ARCHITECT
 1224 N. Lee Street, Suite 100
 Alexandria, VA 22304
 703.844.7000

NOTES
 THIS SHEET IS FOR CONSTRUCTION
 PURPOSES ONLY AND NOT BE USED FOR
 ANY OTHER PURPOSE.

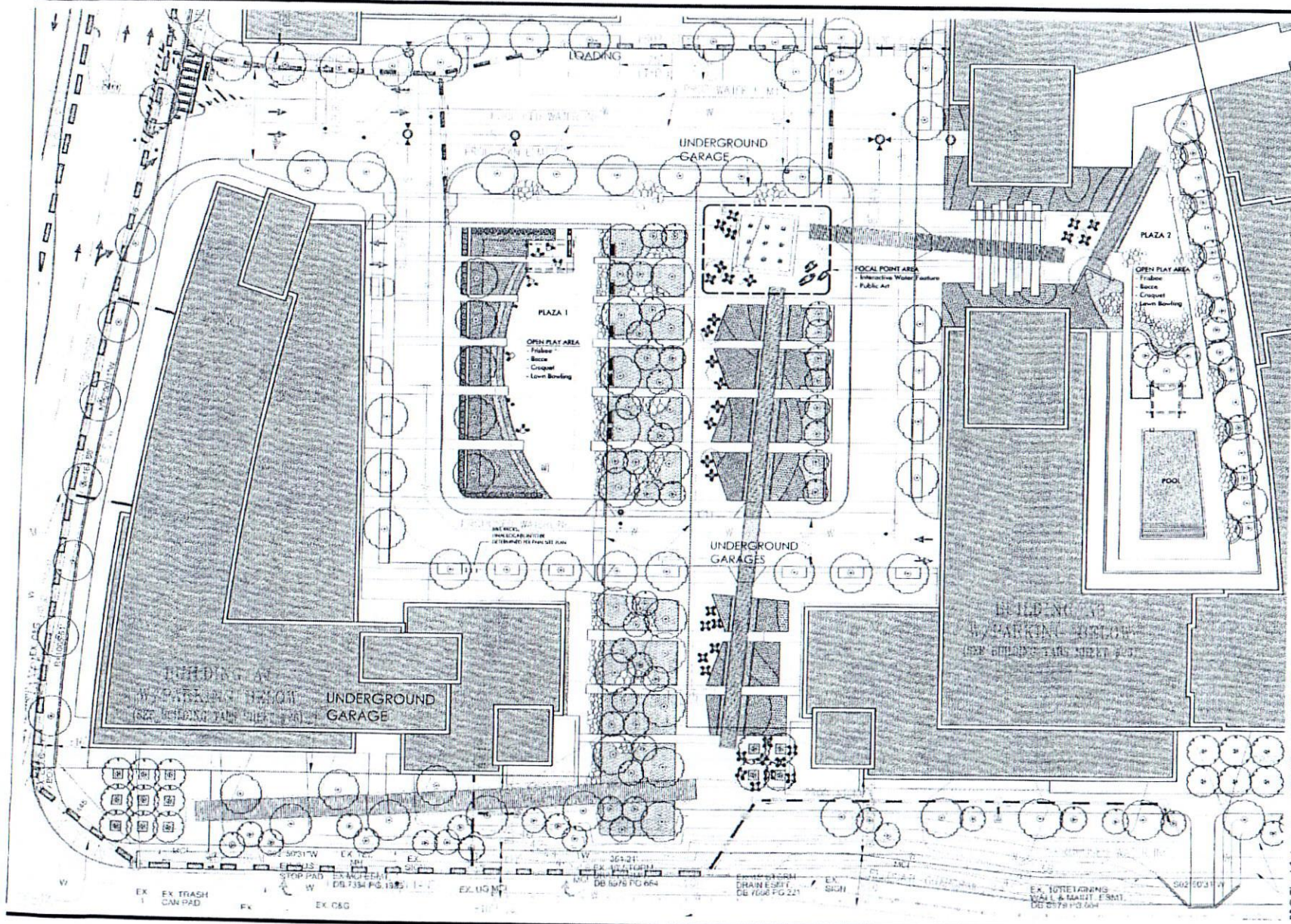


DATE	08/19/11
BY	J.P.
CHECKED	J.P.
DATE	08/19/11
BY	J.P.
CHECKED	J.P.
DATE	08/19/11
BY	J.P.
CHECKED	J.P.

LAND BAY A Concept Landscape Plan



PRC Third Submission - NOT FOR CONSTRUCTION



THE SPECTRUM Redevelopment

THE SPECTRUM
REDEVELOPMENT
131 E. 10th Street, Suite 200
Anchorage, AK 99501
724.248.4075

DESIGNED BY
TERRACON
2000 Tenth Avenue, Suite 200
Anchorage, AK 99501
724.248.4075
LAND DESIGNER
Michael G. Gorman & Son, Inc.
7712 Lakeview Avenue
Anchorage, AK 99505
724.248.4075
ARCHITECT
Public Group
12400 Lakeview Avenue, Suite 300
Anchorage, AK 99505
724.248.4075

THIS SHOWN FOR CONSTRUCTION
REVISIONS AND NOT BE USED
WITH OTHERS

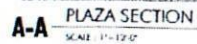


PRC Submittal: 10/07
PRC Submittal: 10/07
PRC Submittal: 10/07
PRC Submittal: 10/07

LAND BAY A Open Spaces

DESIGNED BY
TERRACON
2000 Tenth Avenue, Suite 200
Anchorage, AK 99501
724.248.4075
LAND DESIGNER
Michael G. Gorman & Son, Inc.
7712 Lakeview Avenue
Anchorage, AK 99505
724.248.4075
ARCHITECT
Public Group
12400 Lakeview Avenue, Suite 300
Anchorage, AK 99505
724.248.4075

PRC Third Submission - NOT FOR CONSTRUCTION



THE SPECTRUM
Redevelopment

DATE: 05/19/11

PARA RODRIGUEZ, INC.

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

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101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

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101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

101 South Avenue 7, #200

Manassas, VA 20108

TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM

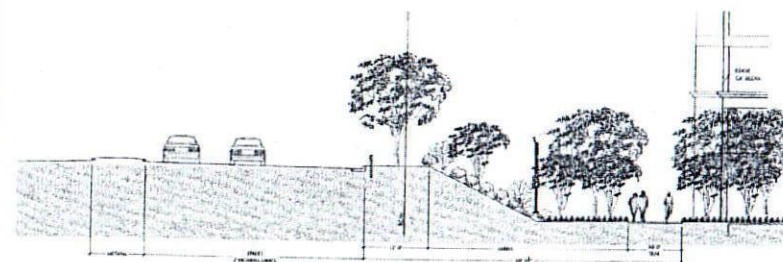
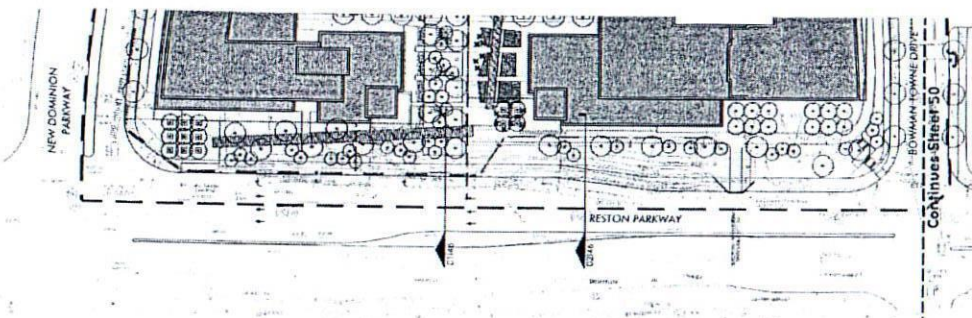
101 South Avenue 7, #200

Manassas, VA 20108

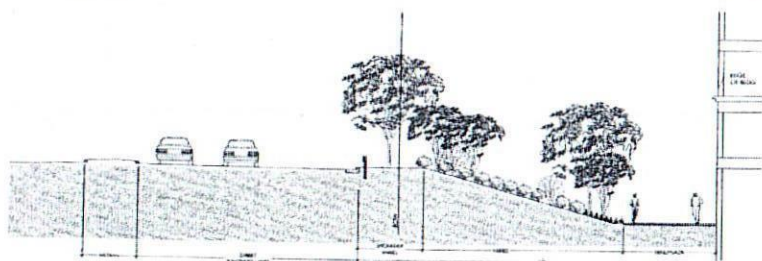
TEL: 703.796.1111

FAX: 703.796.1111

WWW.PARA-RODRIGUEZ.COM



01 RESTON PARKWAY - LAND BAY A
SCALE: 1"=10'-0"

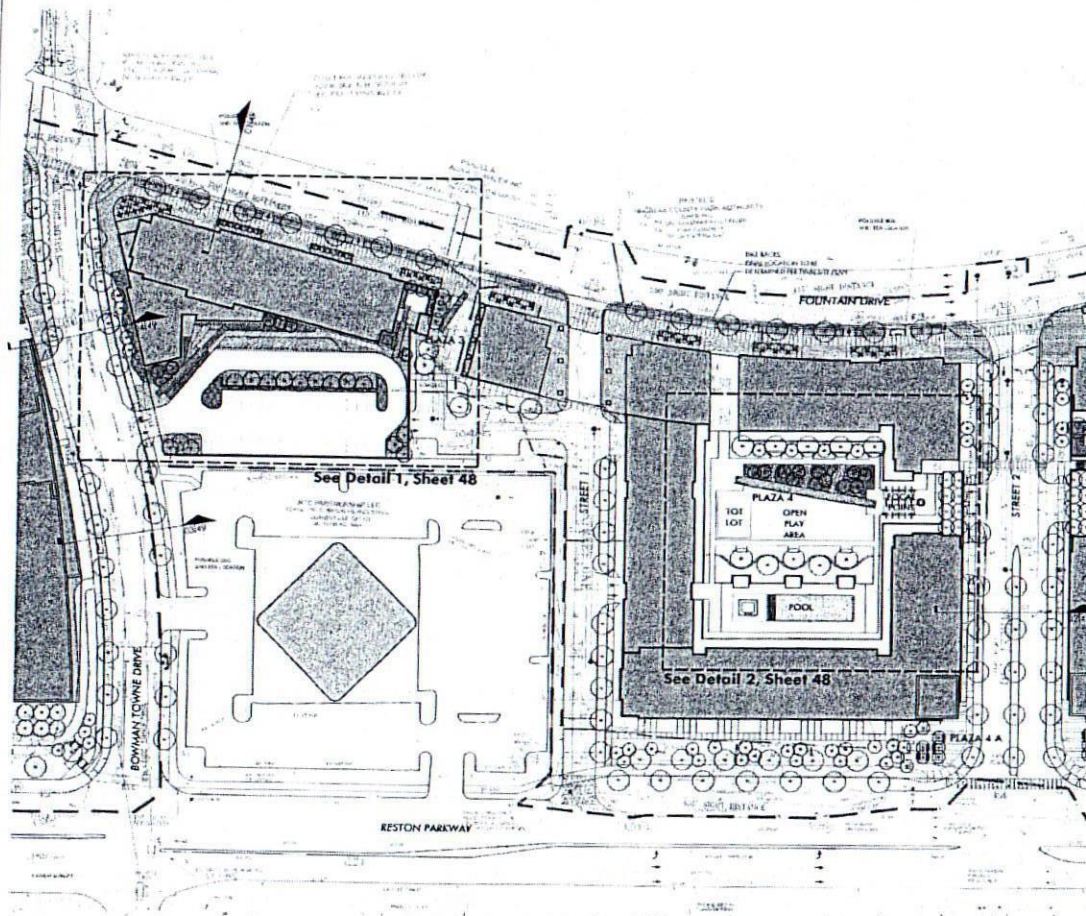


02 RESTON PARKWAY - LAND BAY A
SCALE: 1"=10'-0"

PRC Third Submission - NOT FOR CONSTRUCTION

LAND BAY A
Reston Parkway

DESIGNED BY	PARA RODRIGUEZ, INC.
CHECKED BY	PARA RODRIGUEZ, INC.
DATE	05/19/11
PROJECT	THE SPECTRUM
LOCATION	RESTON PARKWAY
SCALE	1"=10'-0"
DATE	05/19/11



NOTES
 1. Any trees within the ROW are subject to VDOT approval.
 2. Toe lot location may be adjusted.

THE SPECTRUM Redevelopment

PARSONS BRINCKERHOFF INC.
 1000 North 17th Street, Suite 200
 Arlington, VA 22209
 703.261.1000

PROJECT
 2000 Spectrum Redevelopment
 1000 North 17th Street
 Arlington, VA 22209
 703.261.1000
 CLIENT
 Spectrum Redevelopment
 1000 North 17th Street
 Arlington, VA 22209
 703.261.1000
 DATE
 08/19/11

THE SPECTRUM
 Redevelopment
 1000 North 17th Street
 Arlington, VA 22209
 703.261.1000

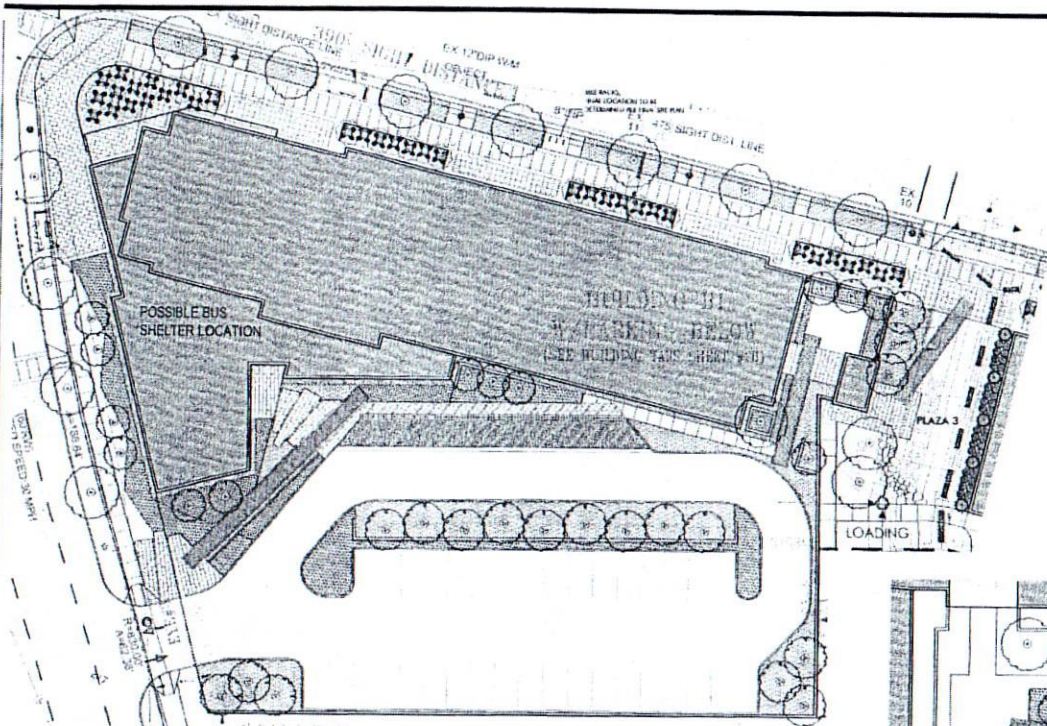


REVISIONS
 1. 08/19/11
 2. 08/19/11
 3. 08/19/11
 4. 08/19/11

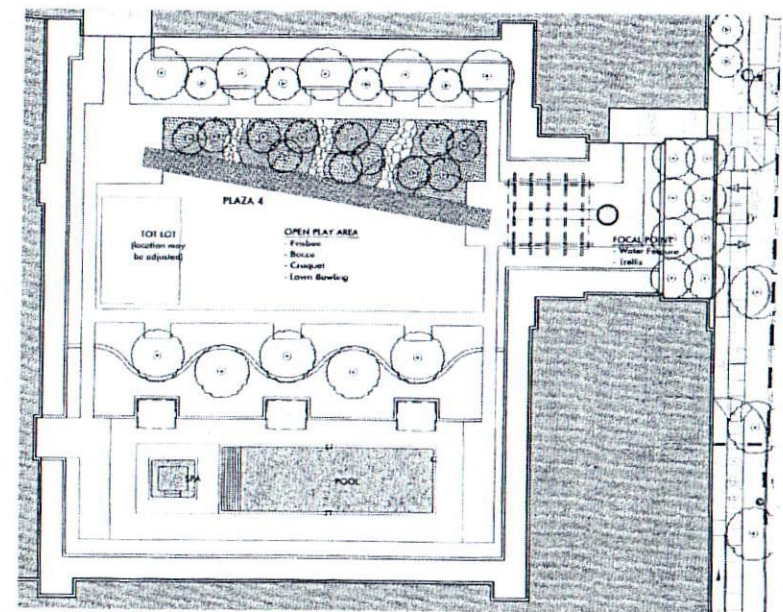
LAND BAY B Concept Landscape Plan

DATE: 08/19/11
 TIME: 11:20 AM
 BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1" = 40' 0"

PRC Third Submission - NOT FOR CONSTRUCTION



01 B1 OPEN SPACE AND PLAZA 3
SCALE: 1"=20'-0"



02 B2/B3/B4 PLAZA 4 AND AMENITY TERRACE
SCALE: 1"=20'-0"

THE SPECTRUM Redevelopment

THE SPECTRUM REDEVELOPMENT
PARKER RODRIGUEZ, INC.
101 North Street, Suite 200
Baltimore, MD 21202
TEL: 410.528.1000
FAX: 410.528.1001

DEVELOPER
PARKER RODRIGUEZ, INC.
101 North Street, Suite 200
Baltimore, MD 21202
TEL: 410.528.1000
FAX: 410.528.1001

DESIGNER
PARKER RODRIGUEZ, INC.
101 North Street, Suite 200
Baltimore, MD 21202
TEL: 410.528.1000
FAX: 410.528.1001



REVISIONS
NO. DESCRIPTION DATE
1.1.00.00
2.1.00.00
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LAND BAY B Open Spaces

REVISIONS
NO. DESCRIPTION DATE
1.1.00.00
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97.1.00.00
98.1.00.00
99.1.00.00
100.1.00.00

PPC Third Submission - NOT FOR CONSTRUCTION

THE SPECTRUM Redevelopment

THE SPECTRUM
REDEVELOPMENT
PARKER-RODRIGUEZ, INC.
1000 NORTH AVENUE, SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.2000
FAX: 734.769.2001

OWNER: THE SPECTRUM
DESIGNER: PARKER-RODRIGUEZ, INC.
ARCHITECT: PARKER-RODRIGUEZ, INC.
LANDSCAPE ARCHITECT: PARKER-RODRIGUEZ, INC.
ENGINEER: PARKER-RODRIGUEZ, INC.
PLANNING: PARKER-RODRIGUEZ, INC.
CONSTRUCTION: PARKER-RODRIGUEZ, INC.

DATE: 04/19/11
SCALE: 1"=10'-0"



PROJECT NO.: 11-00-00
SHEET NO.: 04/19/11
DATE: 04/19/11

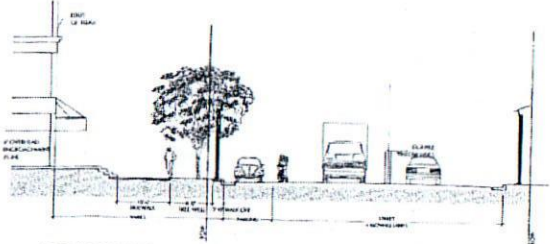
LAND BAY B
Streetscape

UNITS: 11-00-00
SHEET NO.: 04/19/11
DATE: 04/19/11

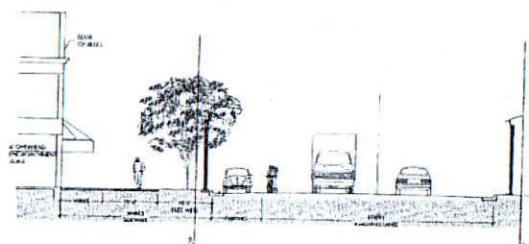
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49

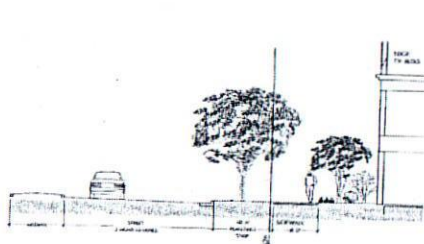
PRC Third Submission - NOT FOR CONSTRUCTION



01 FOUNTAIN DRIVE
SCALE: 1"=10'-0"



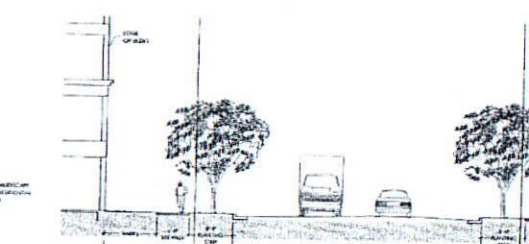
02 FOUNTAIN DRIVE
SCALE: 1"=10'-0"



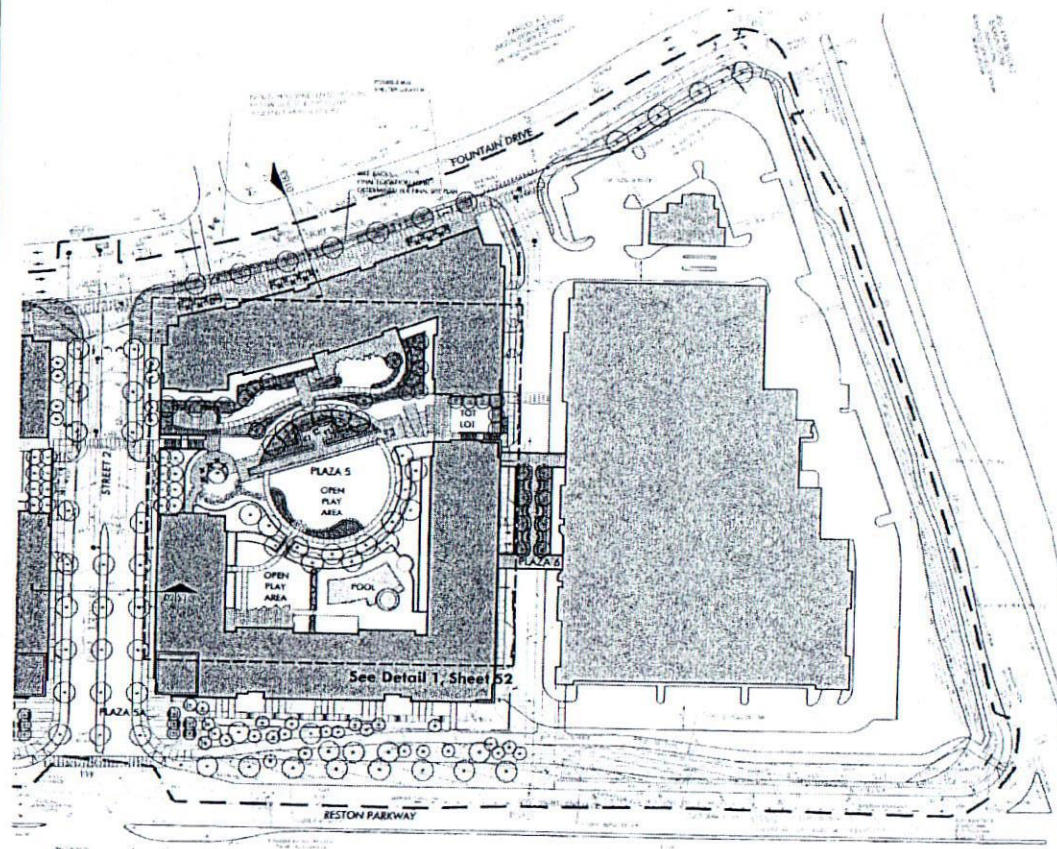
03 NEW DOMINION PARKWAY
SCALE: 1"=10'-0"



04 BOWMAN TOWNE DRIVE
SCALE: 1"=10'-0"



05 BOWMAN TOWNE DRIVE
SCALE: 1"=10'-0"



NOTES:
 1. Any trees within the ROW are subject to VDOT approval.
 2. Tree lot locations may be adjusted.

**THE SPECTRUM
Redevelopment**

PROJECT LOCATION: WASHINGTON
PARKER RODRIGUEZ, INC.
 10000 W. 10th Street, Suite 100
 Minneapolis, MN 55426
 Phone: 612.338.1111
 Fax: 612.338.1112

PROJECT:
 Land Redevelopment
 2000 1st Avenue, Suite 100
 Minneapolis, MN 55426
 Phone: 612.338.1111
 Fax: 612.338.1112
DESIGNER:
 Urban Engineering & Design, Inc.
 1775 Oak Street, Suite 100
 Minneapolis, MN 55426
 Phone: 612.338.1111
 Fax: 612.338.1112
ARCHITECT:
 HKS, Inc.
 1775 Oak Street, Suite 100
 Minneapolis, MN 55426
 Phone: 612.338.1111
 Fax: 612.338.1112

THIS DOCUMENT IS THE PROPERTY OF
 PARKER RODRIGUEZ, INC.
 IT IS TO BE USED ONLY FOR THE PROJECT
 IDENTIFIED HEREON.

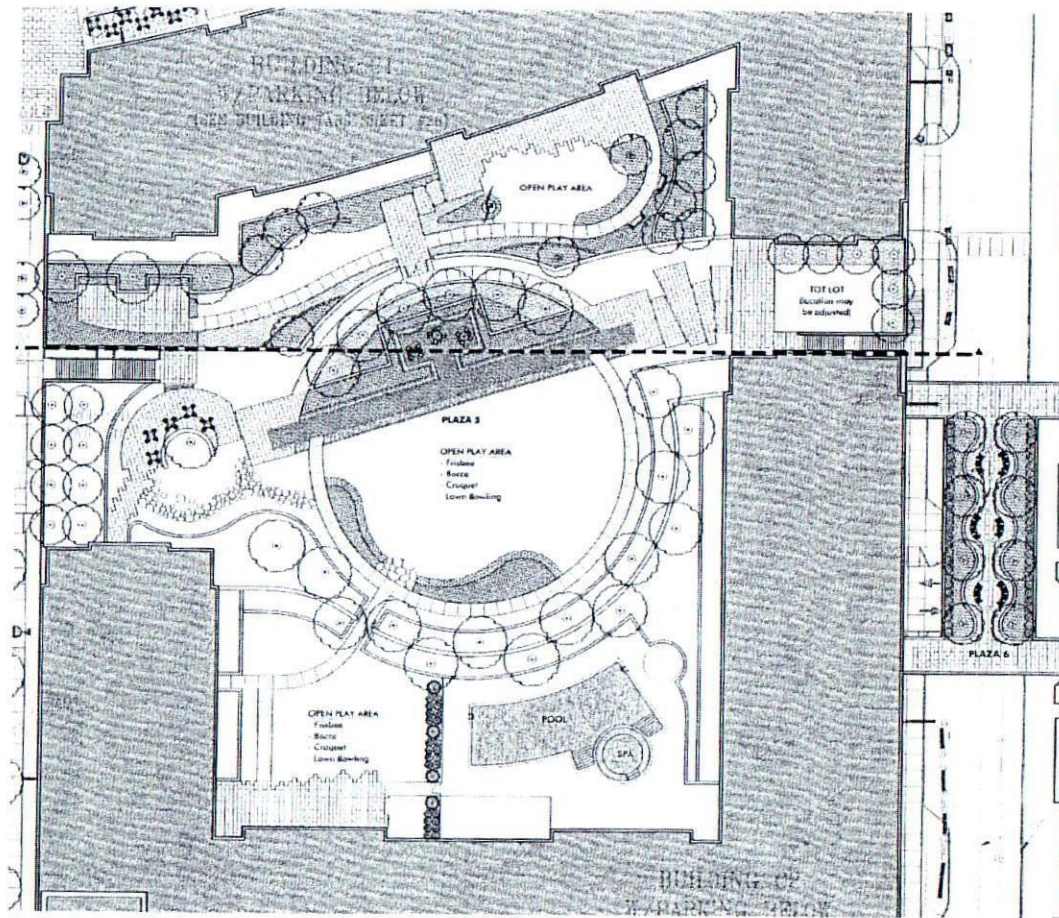


PRC Submission - 08/11	11.01.10
PRC Second Submission - 08/11	02.11.11
PRC Third Submission - 08/11	08.11.11
PRC Fourth Submission - 08/11	08.11.11

**LAND BAY C
Concept
Landscape Plan**

DATE: 08/11/11
 DRAWN BY: J. L. L. L.
 CHECKED BY: J. L. L. L.
 DESIGNED BY: J. L. L. L.
 SCALE: 1" = 100'
 NORTH

PRC Third Submission - NOT FOR CONSTRUCTION



THE SPECTRUM Redevelopment

PREPARED BY: HILLMAN
HILLMAN RODRIGUEZ INC.
 111 West Prince St. #310
 Annapolis, MD 21404
 TEL: 410.261.5000

CLIENT:
 Hillman Rodriquez Inc.
 2000 Prince George Boulevard
 Capitol Hill
 Annapolis, MD 21404
 TEL: 410.261.5000

DATE PREPARED:
 Hillman Rodriquez & Assoc., Inc.
 1775 East Main Street
 Annapolis, MD 21404
 TEL: 410.261.5000

PROJECT:
 Hillman Rodriquez
 1775 East Main Street
 Annapolis, MD 21404
 TEL: 410.261.5000

THE HILLMAN RODRIGUEZ INC.
 PROJECTS ARE NOT TO BE USED AS A BASIS
 FOR ANY OTHER PROJECT



PROJECT: 04/19/11
DATE: 04/19/11
BY: Hillman Rodriquez Inc.
FOR: Hillman Rodriquez Inc.

LAND BAY C Open Spaces

PROJECT: 04/19/11
DATE: 04/19/11
BY: Hillman Rodriquez Inc.
FOR: Hillman Rodriquez Inc.

THE SPECTRUM Redevelopment

STARR COUNTY, TEXAS
PARRER RODRIGUEZ, INC.
 111 West Chasity St. #200
 Houston, TX 77019
 P.O. Box 90116

DESIGNED BY
 Leland Engineering
 4800 Texas Street, Suite 100
 Houston, TX 77056
 281.466.4600
 281.466.4601
 Leland Engineering & Design, Inc.
 2711 Lake Ridge, Suite 100
 Houston, TX 77056
 281.466.4601
 281.466.4602
 281.466.4603
 281.466.4604
 281.466.4605
 281.466.4606
 281.466.4607

THIS DRAWING IS A PART OF A LARGER SET OF DRAWINGS FOR THE PROJECT. IT IS NOT TO BE USED SEPARATELY FROM THE OTHER DRAWINGS IN THE SET.



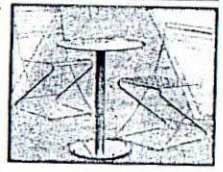
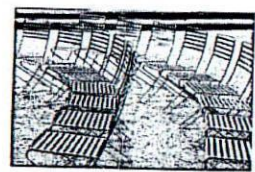
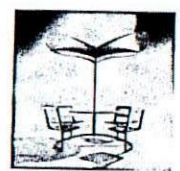
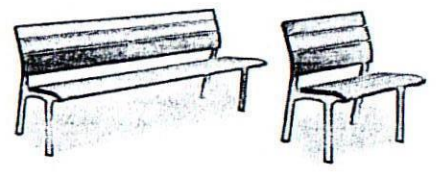
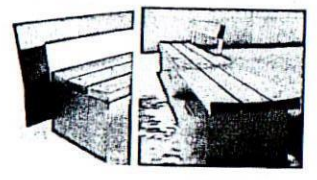
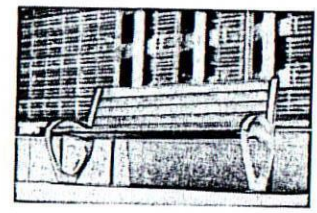
PROJECT NO.	
DATE OF PREPARED	11.08.10
DATE OF REVISION	08.10.11
DATE OF REVISION	07.08.11
DATE OF REVISION	06.10.11

Site Furnishing

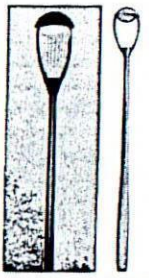
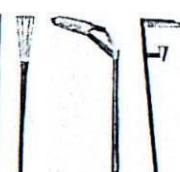
QUANTITY	UNIT	AMOUNT
1	EA	1
1	EA	1
1	EA	1
1	EA	1

SCALE
 1" = 10'-0"

PRC Third Submission - NOT FOR CONSTRUCTION



01 SITE FURNITURE
 N.T.S.

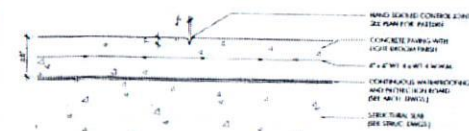


02 SITE LIGHTING
 N.T.S.

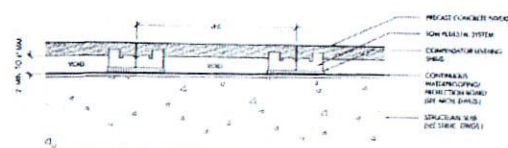
PRC Third Submission - NOT FOR CONSTRUCTION

Hardscape
Details

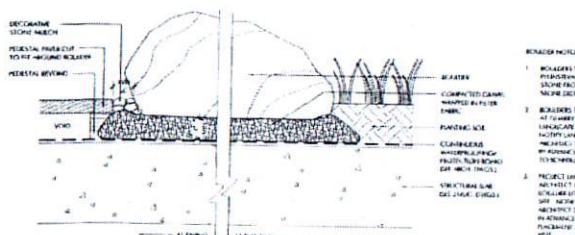
55a



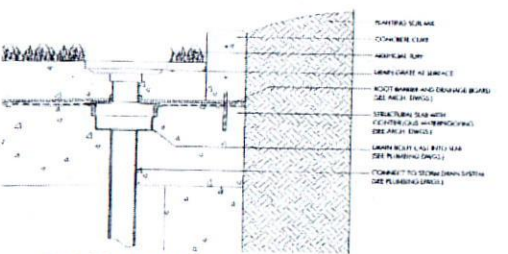
01 CONCRETE TOPPING SLAB ON STRUCTURE
SCALE: 1/2\"/>



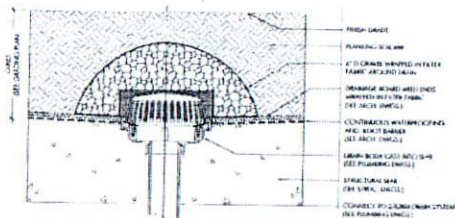
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SCALE: 1/2\"/>



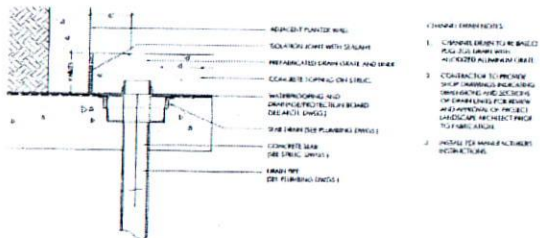
03 BOULDER ON STRUCTURE
SCALE: 1/2\"/>



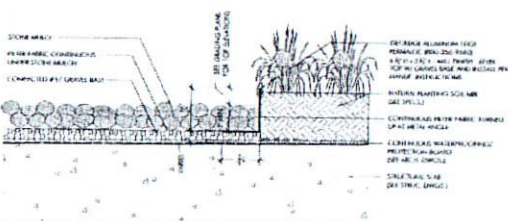
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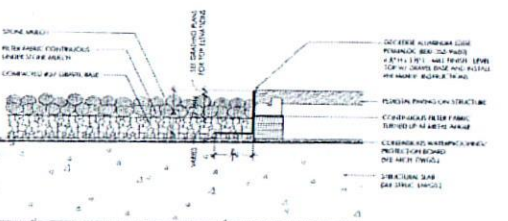
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SCALE: 1/2\"/>



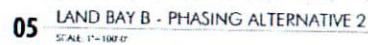
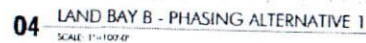
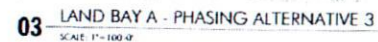
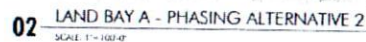
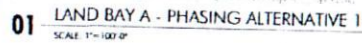
06 CHANNEL DRAIN ON STRUCTURE
SCALE: 1/2\"/>

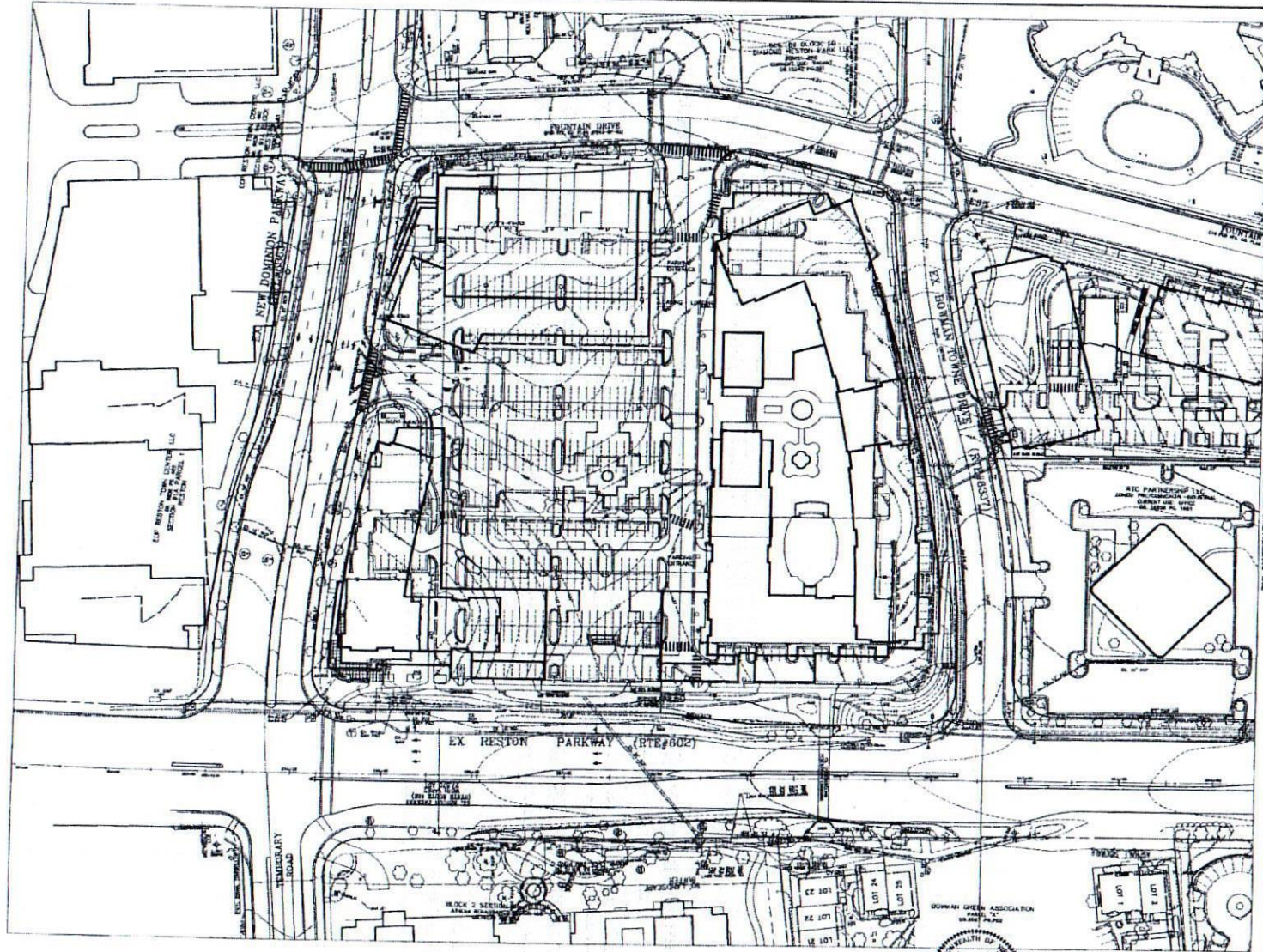


07 METAL EDGE AT RIVER ROCK MULCH/PLANTING
SCALE: 1/2\"/>



08 METAL EDGE AT RIVER ROCK MULCH/PEDESTAL PAVERS
SCALE: 1/2\"/>

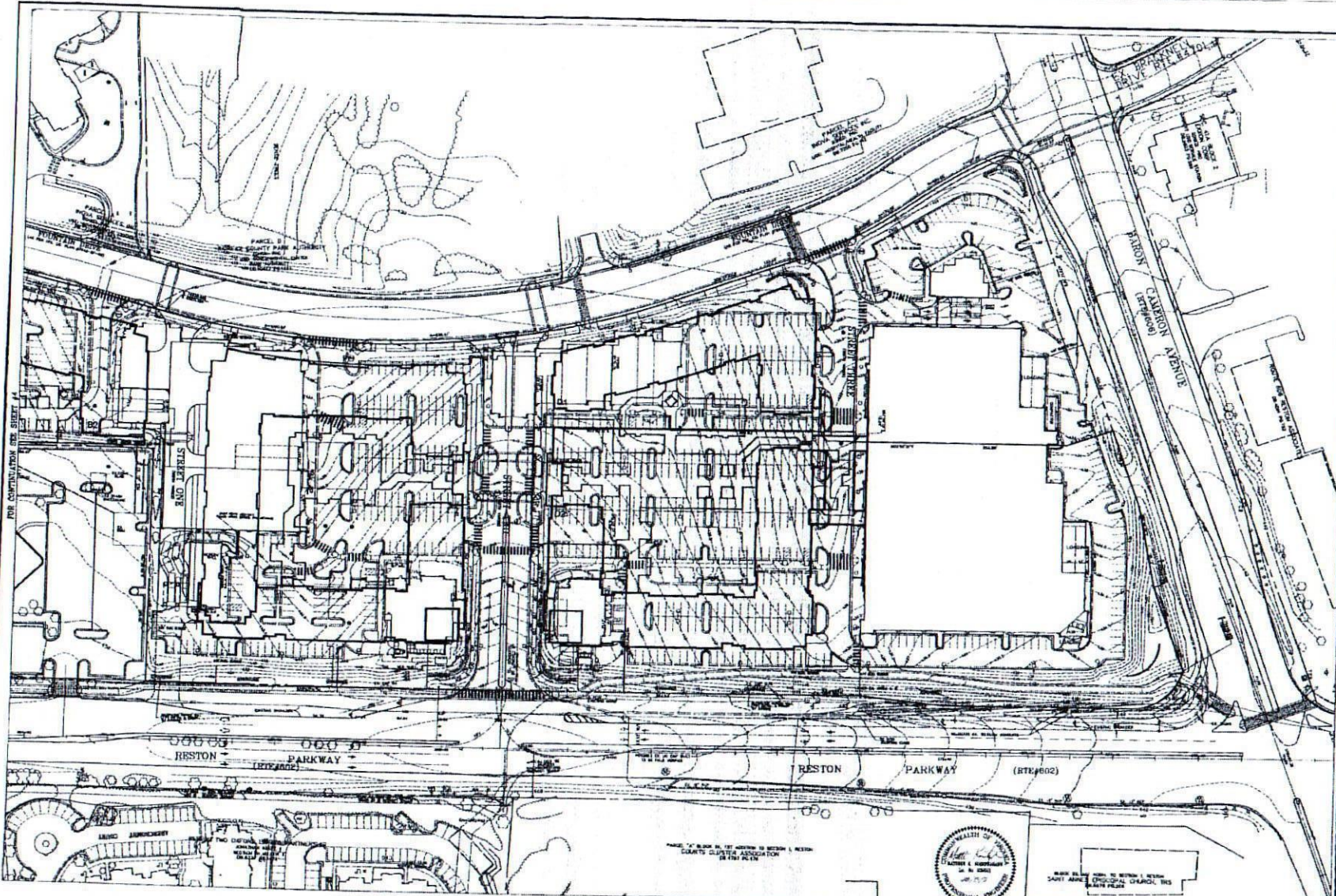




SHEET 64 OF 95
 PREL. 1722
 FOR INFORMATION PURPOSES ONLY

Application No CFA 86-C-121-92-01 Sheet 11
 APPROVED CONCEPTUAL PLAN
 (CFA)
 See CFA Notes on Plans
 Date of PC Approval 2/21/2008
 Sheet 64 of 95

TOWN CENTER CONCEPT PLAN AMENDMENT THE SPECTRUM HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA		URBAN ENGINEERING & ASSOC. INC. CITE ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7113 LITTLE ROCK ANNANDALE, VIRGINIA 22003 (703) 842-8200
SCALE 1"=20' DATE JUNE, 2006 CLT	REVIEWED BY: [Signature] DATE: [Blank] DESIGNED BY: [Signature] DATE: [Blank] CHECKED BY: [Signature] DATE: [Blank]	REVIEWED APPROVED BY: [Signature] DATE: [Blank]



FOR CONTINUATION SEE SHEET 44

RESTON PARKWAY (RTE 602)

RESTON PARKWAY (RTE 602)

PARCELS 1 & 2
HUNTER HILL
1.00 AC. ±
2.00 AC. ±
TOTAL 3.00 AC. ±

PARCELS 3 & 4
HUNTER HILL
1.00 AC. ±
1.00 AC. ±
TOTAL 2.00 AC. ±

PARCELS 5 & 6
HUNTER HILL
1.00 AC. ±
1.00 AC. ±
TOTAL 2.00 AC. ±

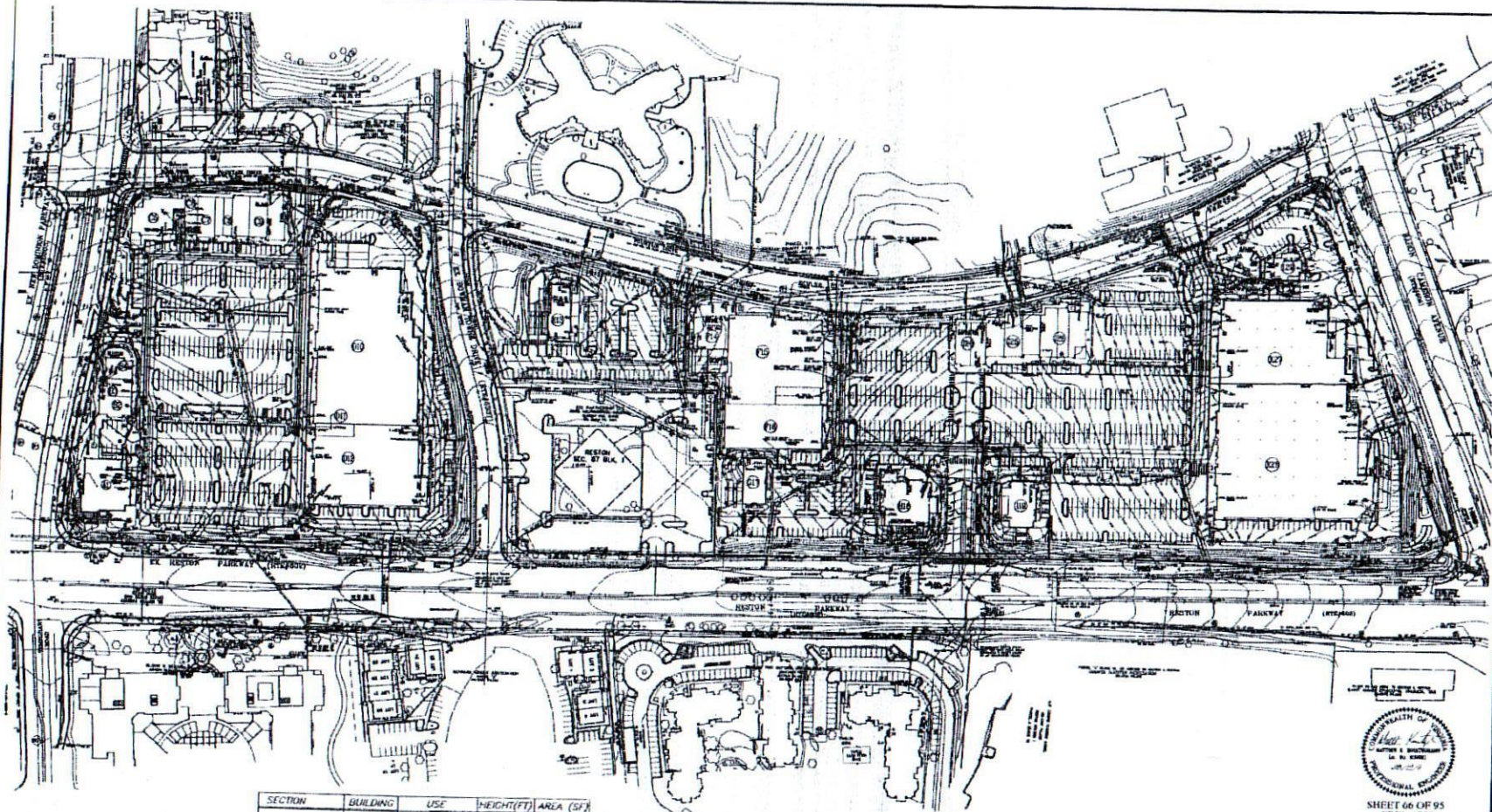
PLEASE SEE MAP IN SET ADDITION TO SECTION 1, RESTON
COUNTY CLUSTER ASSOCIATION
IN THE PLAN



SHEET 65 OF 95
PREL-1722
FOR INFORMATION PURPOSES ONLY.

Application No. CFA-RE-C-11-01-01
APPROVED CONCEPTUAL PLAN
(CP)
(CFA)
See CP Notes Detail 1-5-2008
Sub to CFA Notes on Plans
Date of PC Approval 2-21-2008
Sheet 37

<p>PLANNING</p> <p>DATE: 10/1/00</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p> <p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p>	
<p>CLIENT</p> <p>THE SPECTRUM</p> <p>HUNTER HILL DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p>	
<p>DESIGNER</p> <p>URBAN ENGINEERING & ASSOC. INC.</p> <p>DATE: 10/1/00</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p> <p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p>	
<p>SCALE 1"=50'</p> <p>DATE: 10/1/00</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p> <p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p>	



SECTION	BUILDING	USE	HEIGHT(FT)	AREA (SF)
SECTION 91 SPECTRUM SOUTH	A1	RESTAURANT	±40'	7,587
	B2	RETAIL		2,382
	B3	OFFICE	±47'	1,442
	B4	RESTAURANT		1,100
	C5	RESTAURANT		4,500
	C6	RETAIL		1,333
	C7	RESTAURANT	±47'	2,052
	C8	RETAIL		3,337
	C9	RETAIL		4,944
	D10	RETAIL		14,980
	D11	RESTAURANT	±47'	1,400
	D12	RETAIL		25,000
SECTION 87 SPECTRUM NORTH	E13	BANK	±47'	9,900
	F14	OFFICE		5,000
	F15	RESTAURANT	±47'	23,200
	F16	RETAIL		12,716

SECTION	BUILDING	USE	HEIGHT(FT)	AREA (SF)	
SECTION 8/ SPECTRUM NORTH	G17	BANK	±40'	2,880	
	H18	RESTAURANT	±40'	7,034	
	I19	BANK	±40'	4,150	
	J20	RETAIL	±47'	3,662	
	J25	RETAIL		4,026	
	J26	RETAIL	6,328		
	K27	RETAIL	±47'	27,954	
	K28	GROCERY STORE	±47'	55,729	
	L29	BANK	±40'	3,700	
	TOTAL SITE TABULATION (SPECTRUM NORTH & SOUTH)				AREA (SF)	F.A.R.
				274,991	0.26



SHEET 66 OF 95
PREL-1722
FOR INFORMATION PURPOSES ONLY.

Application No. CFA 95-11-91-81 SHEET 66 OF 95
APPROVED CONCEPTUAL PLAN
(C) (CFA)
Run CP Notes Dated 12-20-95
Sub to CFA Notes as Filed
Date of PC Approval 2-24-96
Sheet 66 of 95

URBAN ENGINEERING & ASSOC. INC.

CITY ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS

THE LITTLE RIVER TURNPIKE

ARLINGTON, VIRGINIA 22204 (703) 442-4000

REVIEWER APPROVED BY DIVISION OF LAND REVIEW

DATE: 10/1/95

SCALE: 1"=80'

EXISTING SITE CONDITIONS

THE SPECTRUM

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

C1.2

DATE: JUNE 2008

SHEET 66 OF 95

PREL-1722



THREE PROFESSIONAL LICENSES
 SHELLE ANN
 RESTON, VIRGINIA 20190
 PHONE: (703) 861-8677
 FAX: (703) 861-8678

CIVIL
 CARROLL LEO
 2913 LITTLE HICKORY TURNPIKE
 ANNAPOLIS, MD 21403
 PHONE: (410) 243-6600
 FAX: (410) 243-6601



DATE	SUBJECT
PLANNING & DESIGN REVIEW	04/05/97
REVISION	05/19/97
REVISION	06/10/97
REVISION FOR STAFF MEETING	06/20/97
REVISION - CD COMMENTS	06/21/97
REVISION - STAFF COMMENTS	07/01/97
REVISION - STAFF COMMENTS	08/08/97
REVISION - STAFF COMMENTS	10/08/97
REVISION - STAFF COMMENTS	11/08/97
REVISION - STAFF COMMENTS	12/08/97
PLANNING & DESIGN REVIEW	04/11/98
PLANNING & DESIGN REVIEW	05/06/98

REDEVELOPMENT OF SPECTRUM

HUNTER HILL DISTRICT
 FARMAS COUNTY, VIRGINIA

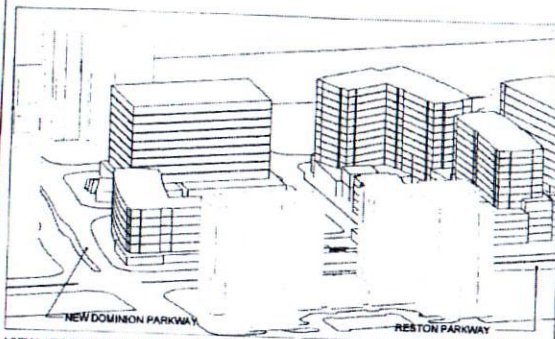
LEPPER ENTERPRISES
 11801 HUFF COUNTRY
 NORTH NORTHERVA, VA 22088
 PHONE: (703) 864-8800
 FAX: (703) 864-8802

CONCEPT PERSPECTIVE MODELS

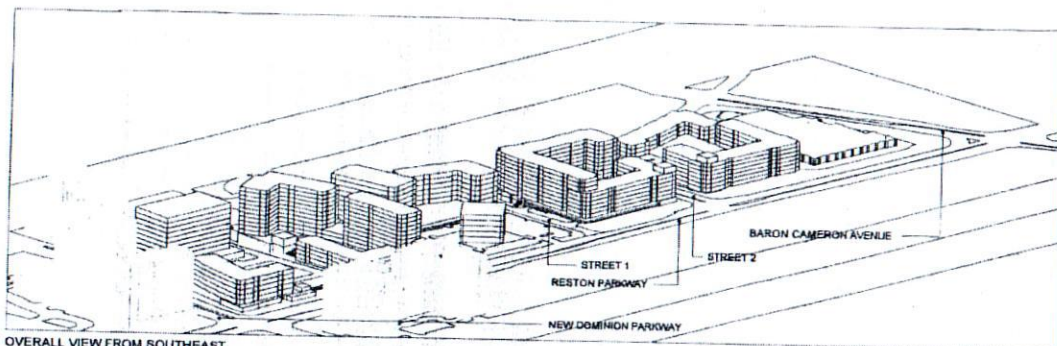
PROJECT NO: 00000000

ALL DRAWINGS ARE FOR CONCEPTUAL
 PURPOSES ONLY AND ARE SUBJECT TO
 CHANGE AT FINAL DESIGN STAGE

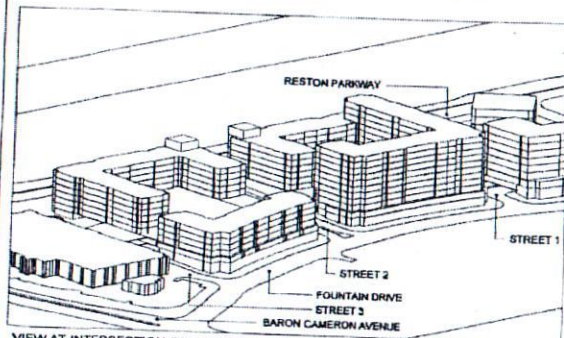
Application No. LEA 96-111-01-81, Staff J.I.
 APPROVED CONCEPTUAL PLAN
 (CP) (CPA)
 See CP Notes Dated: 2-3-2008
 Sub to CPA Notes on Plans
 Date of FC Approval: 2-21-2008
 Sheet 16 of 37



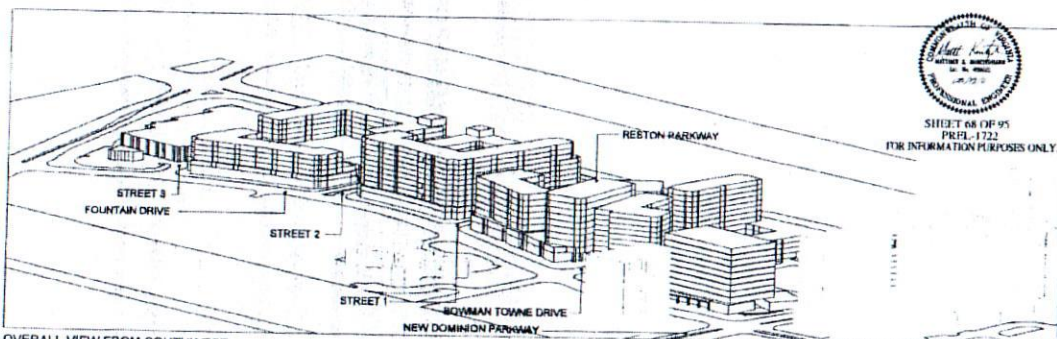
VIEW AT INTERSECTION OF NEW DOMINION PARKWAY & RESTON PARKWAY



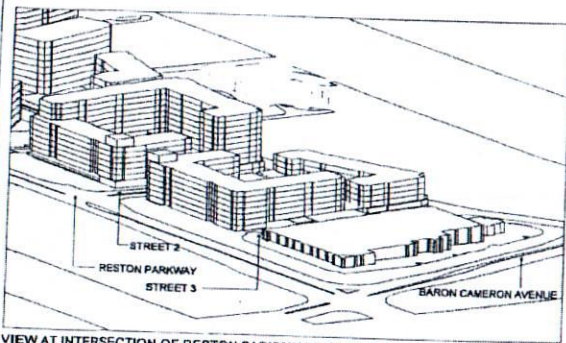
OVERALL VIEW FROM SOUTHEAST



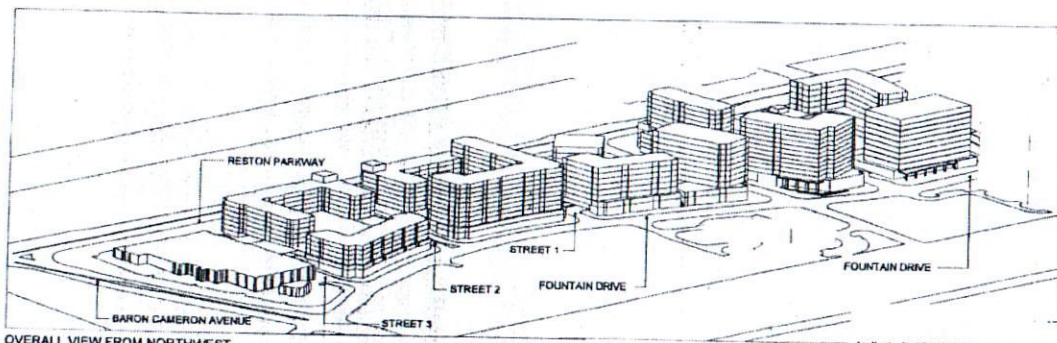
VIEW AT INTERSECTION OF FOUNTAIN DRIVE & BARON CAMERON AVENUE



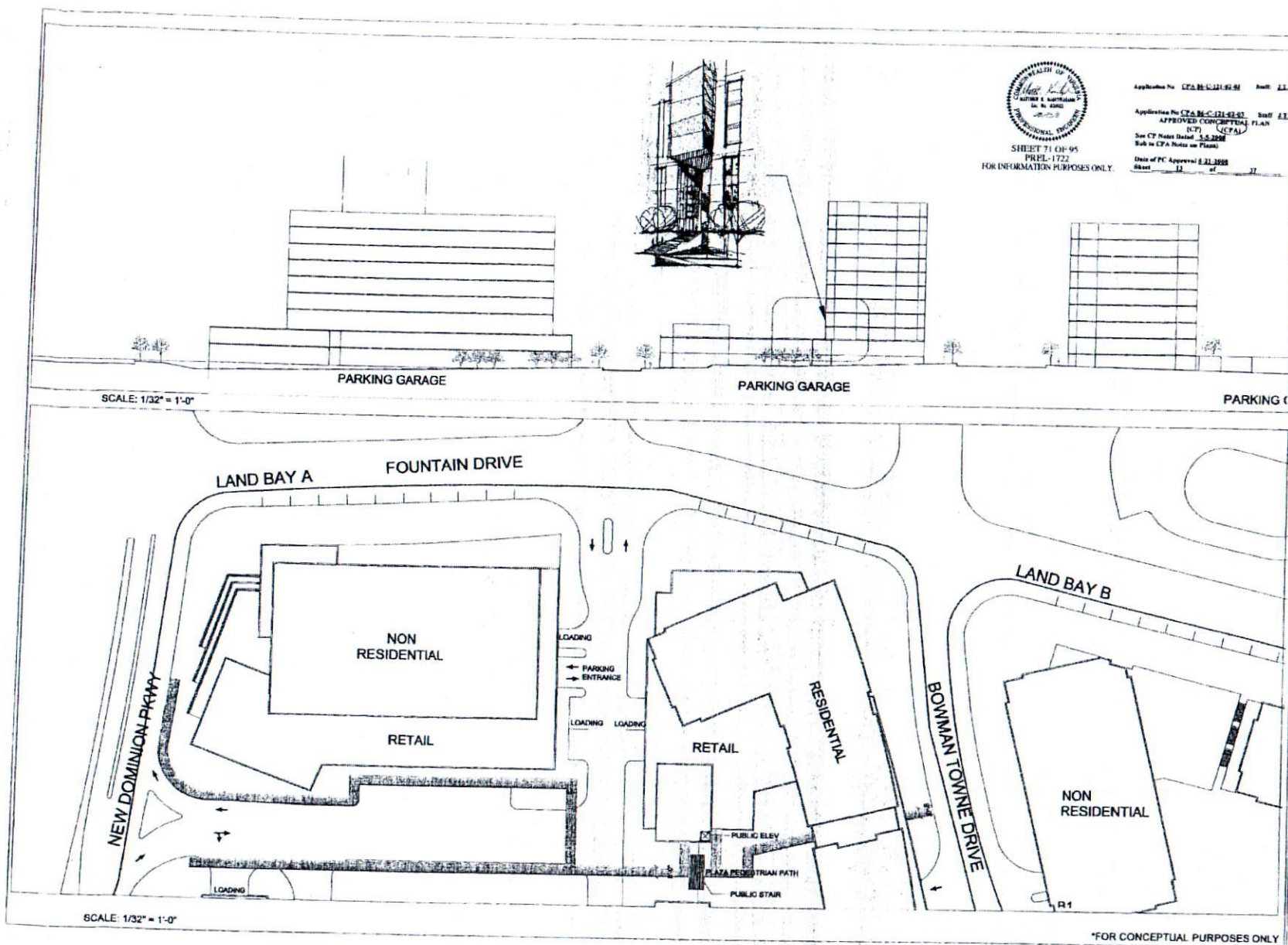
OVERALL VIEW FROM SOUTHWEST

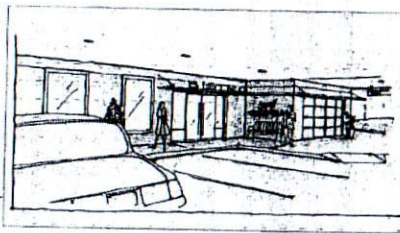


VIEW AT INTERSECTION OF RESTON PARKWAY & BARON CAMERON AVENUE



OVERALL VIEW FROM NORTHWEST





INTERIOR PEDESTRIAN PATH-CONCEPT SKETCH

Application No. CFA 96-1-11-91-91 Sheet 11
 APPROVED CONCEPTUAL PLAN
 (CFA)
 See CFA Notes Dated 5-2-2008
 Sub to CFA Plans on Plans
 Date of PC Approval 5-21-2008
 Sheet 11 of 31



SHEET 11 OF 31
 PREL-1722
 FOR INFORMATION PURPOSES ONLY.



1801 FREEDOM DRIVE
 SUITE 100
 RESTON, VIRGINIA 20190
 PHONE: (703) 861-8877
 FAX: (703) 861-8878

CMSS
 1801 FREEDOM DRIVE
 SUITE 100
 RESTON, VIRGINIA 20190
 PHONE: (703) 861-8877
 FAX: (703) 861-8878



REDEVELOPMENT
 OF
 SPECTRUM
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REDEVELOPMENT
 OF
 SPECTRUM

HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

LENNER ENTERPRISES
 11801 HUFF CIRCLE
 NORTH BETHESDA, MD 20854
 PHONE: (301) 891-1000
 FAX: (301) 891-1000

CONCEPT SECTIONS -
 INTERIOR PEDESTRIAN
 PATH THROUGH LAND
 BAYS B & C

PROJECT NO. 00001-001

ALL DRAWINGS ARE FOR CONCEPTUAL
 PURPOSES ONLY AND ARE SUBJECT TO
 CHANGE AT FINAL DESIGN STAGE

SHEET 11 OF 31

SCALE: 1/32" = 1'-0"

SCALE: 1/32" = 1'-0"

*FOR CONCEPTUAL PURPOSES ONLY



CMSS
ARCHITECTS, PC

CNR
UNISALE LTD.
7102 LITTLE RIVER TURNPIKE
ABINGDALE, VA 22003
PHONE: (703) 842-6200
FAX: (703) 842-6201

DATE	02/18/00
REVISION	
PLANNING & ZONING REVIEW	02/18/00
REVISION	02/18/00
REVISION	04/01/00
REVISION FOR STAFF MEETING	04/08/00
REVISION - US COMMENTS	04/27/00
REVISION - STAFF COMMENTS	05/01/00
REVISION - STAFF COMMENTS	06/02/00
REVISION - STAFF COMMENTS	10/02/00
REVISION - STAFF COMMENTS	11/02/00
REVISION - STAFF COMMENTS	11/02/00
REVISION - STAFF COMMENTS	02/08/01
PLANNING & ZONING REVIEW	04/08/01
PLANNING & ZONING REVIEW	04/18/01
PLANNING & ZONING REVIEW	05/01/01

REDEVELOPMENT OF SPECTRUM

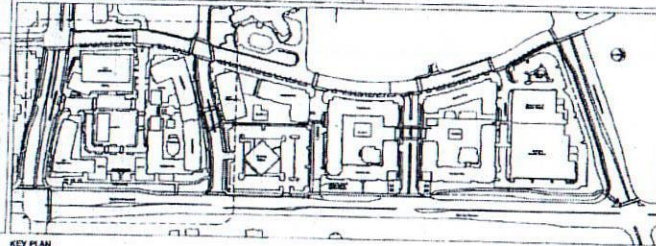
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

LEARNER ENTERPRISES
11801 HUFF COUNTRY
NORTH BETHESDA, MD 20886
PHONE: (202) 894-1940
FAX: (202) 893-2832

PLAN - LAND BAY A
LEVELS 1,2

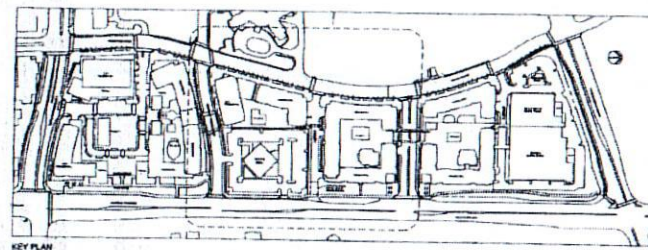
PROJECT NO.	05-0018.039
-------------	-------------

ALL DIMENSIONS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL DESIGN STAGE



N  PLAN - LAND BAY A - LEVELS 1,2
SCALE: 1"=50'

KEY PLAN



ALL DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL DESIGN STAGE

CHS-11-01-01

Application No CFA 95-C-111-52-01, Staff J.E.
 APPROVED CONCEPTUAL PLAN
 (CP) (CFA)
 See CP Notes Dated: 5.3.2001
 Sub to CFA Notes on Plans
 Date of PC Approval: 5.21.2001
 Sheet 22 of 27



11881 FREEDOM DRIVE
 SUITE 200
 RESTON, VIRGINIA 20190
 PHONE: (703) 491-6277
 FAX: (703) 491-6278

CMSS
 LUMBER LTD.
 2200 LITTLE RIVER TURNPIKE
 ANNANDALE, VA 22003
 PHONE: (703) 840-8000
 FAX: (703) 840-8001



SHEET 20 OF 95
 PREL-1722
 FOR INFORMATION PURPOSES ONLY

REDEVELOPMENT OF SPECTRUM

HUNTER MILL DISTRICT
 FAYETTE COUNTY, VIRGINIA

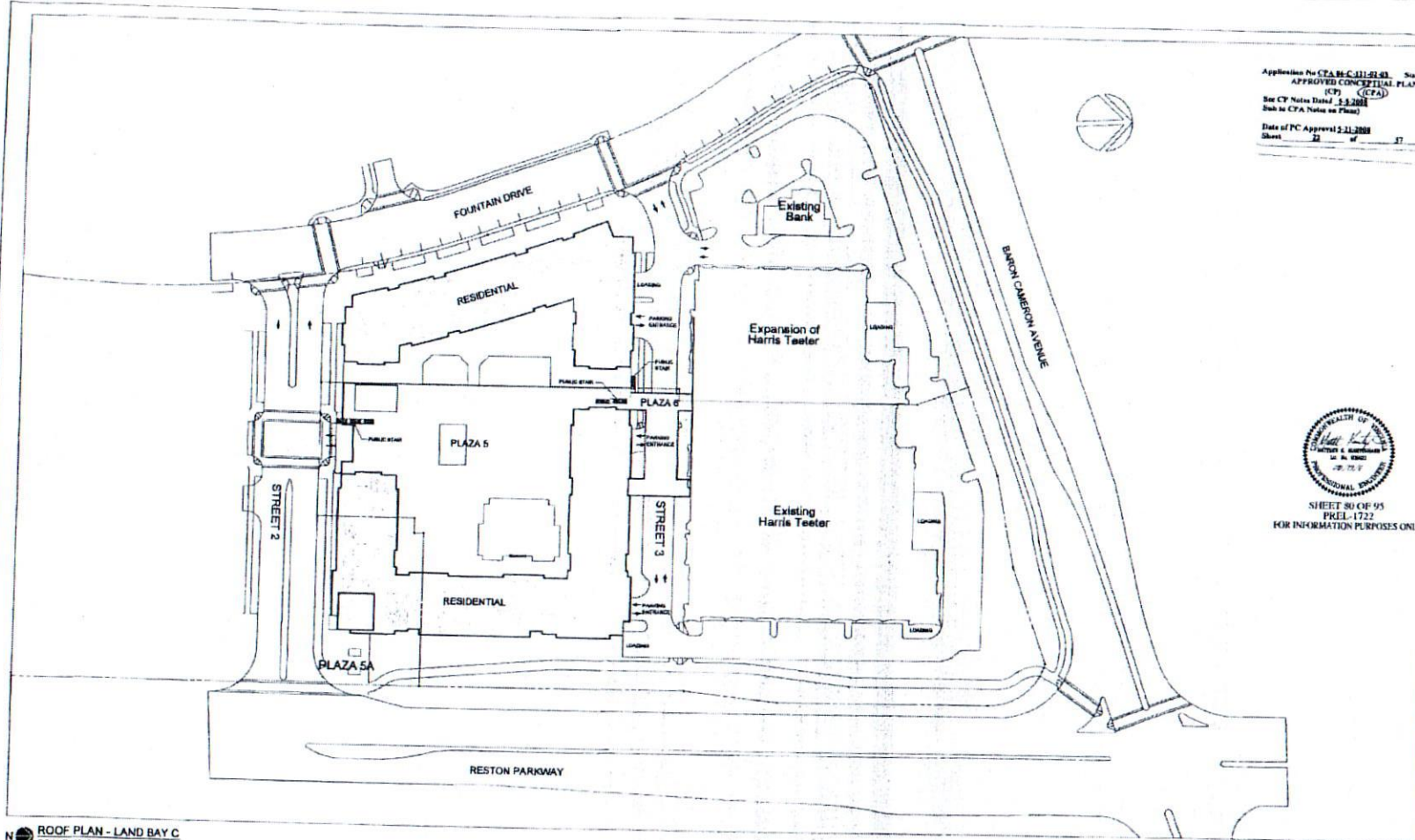
LEWIS ENTERPRISES
 11801 RUFF COUNTRY
 NORTH RICHFORD BLVD. MD 2090
 PHONE: (301) 881-1000
 FAX: (301) 881-2000

ROOF PLAN - LAND BAY C

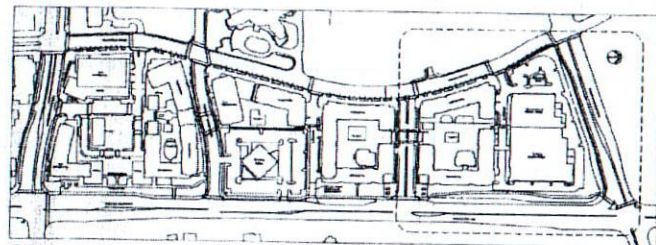
PROJECT NO. 040001-002

ALL DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT FINAL DESIGN STAGE

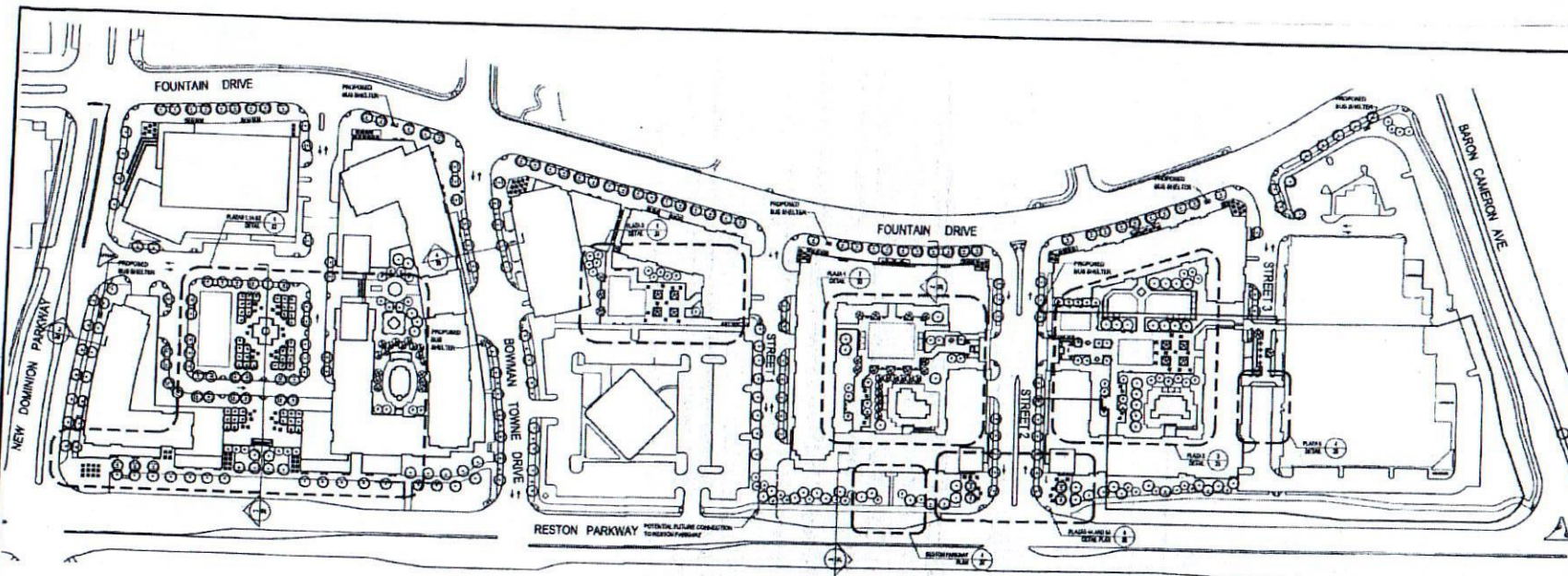
040001-002 - 05-01



ROOF PLAN - LAND BAY C
 SCALE: 1"=50'



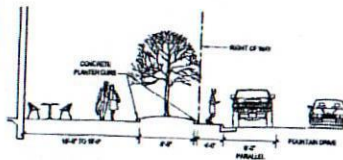
KEY PLAN



1 LANDSCAPE PLAN
1"=40'

NOTES
1. LANDSCAPING SHOWN IN THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRELIMINARY AND SITE PLAN APPROVAL, PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.
2. AMENITIES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRELIMINARY AND SITE PLAN APPROVAL, PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.

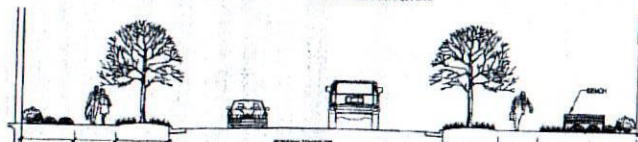
LEGEND



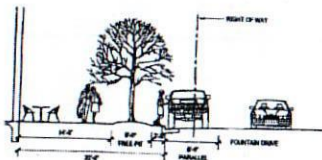
2 FOUNTAIN DR. SECTION
1/8"=1'-0"



2b FOUNTAIN DR. SECTION
1/8"=1'-0"



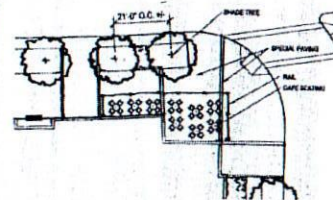
4 BOWMAN TOWNE DR. SECTION
1/8"=1'-0"



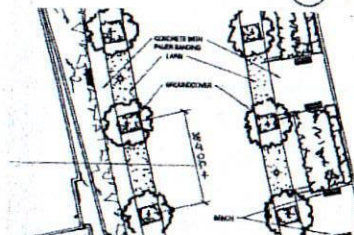
2a FOUNTAIN DR. SECTION
1/8"=1'-0"



3 NEW DOMINION DR. SECTION
1/8"=1'-0"



5 FOUNTAIN DR. PLAN
1"=20'



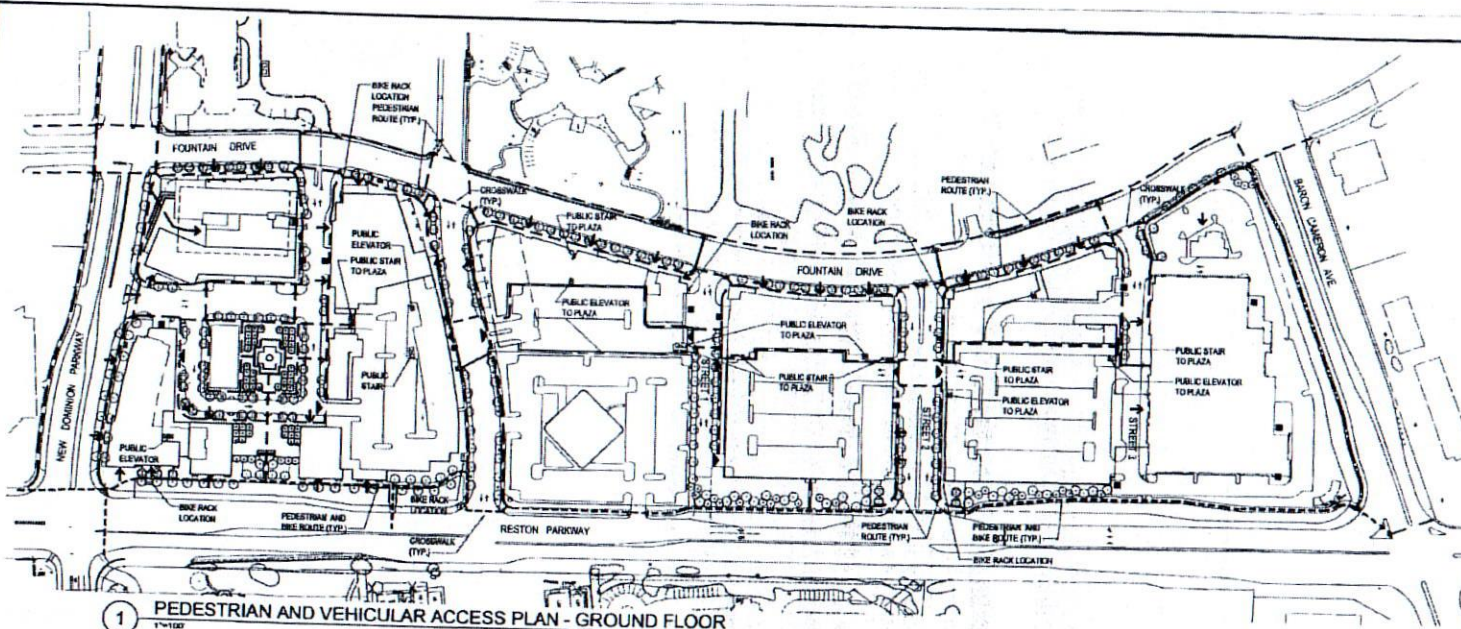
7 BOWMAN TOWNE DR. PLAN
1"=20'

6 NEW DOMINION DR. PLAN
1"=20'

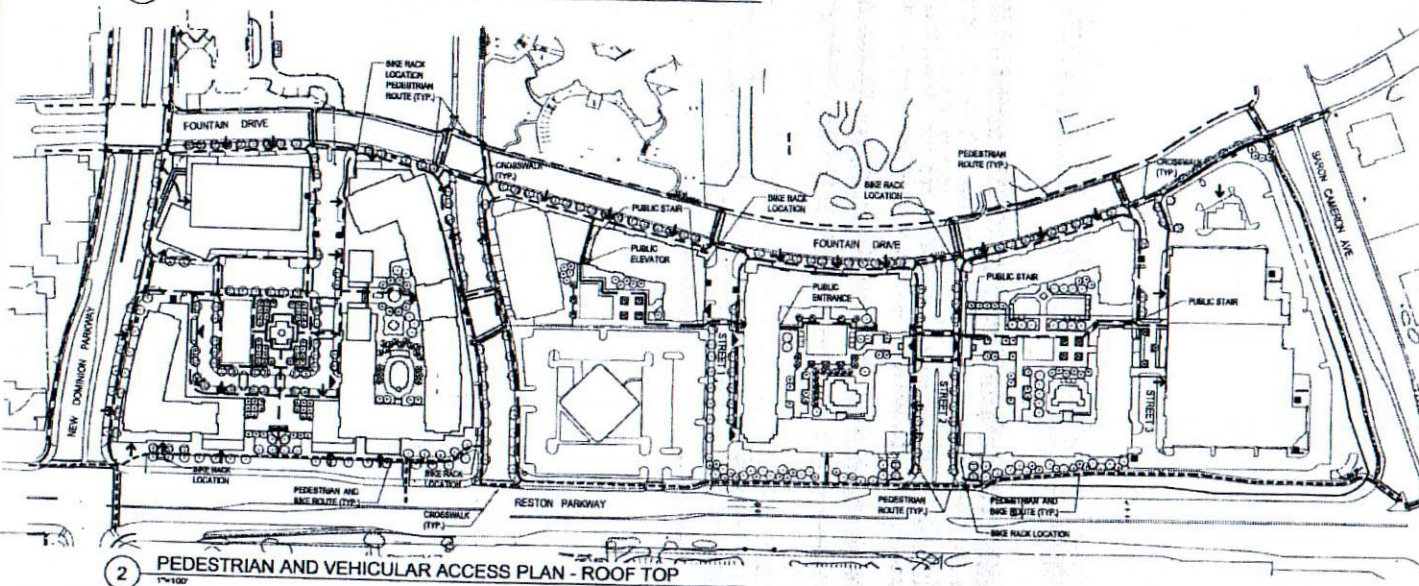


SHEET 85 OF 95
PREL-1722
FOR INFORMATION PURPOSES ONLY
Application No. CFA-16-C-11-02-01
APPROVED CONCEPTUAL PLAN
DATE: 11/11/11
Scale: AS SHOWN
Date of PC Approval: 11/11/11
Sheet: 85 of 95

URBAN ENGINEERING & ASSOC., INC.
CITY ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7715 LITTLE RIVER TURNPIKE
APPROPRIATE, VIRGINIA 22060 (703) 842-1440
DATE: JUNE 2006
CL: N/A
SCALE: AS SHOWN
SHEET: 85 OF 95
PREL-1722



1 PEDESTRIAN AND VEHICULAR ACCESS PLAN - GROUND FLOOR
1"=100'



2 PEDESTRIAN AND VEHICULAR ACCESS PLAN - ROOF TOP
1"=100'



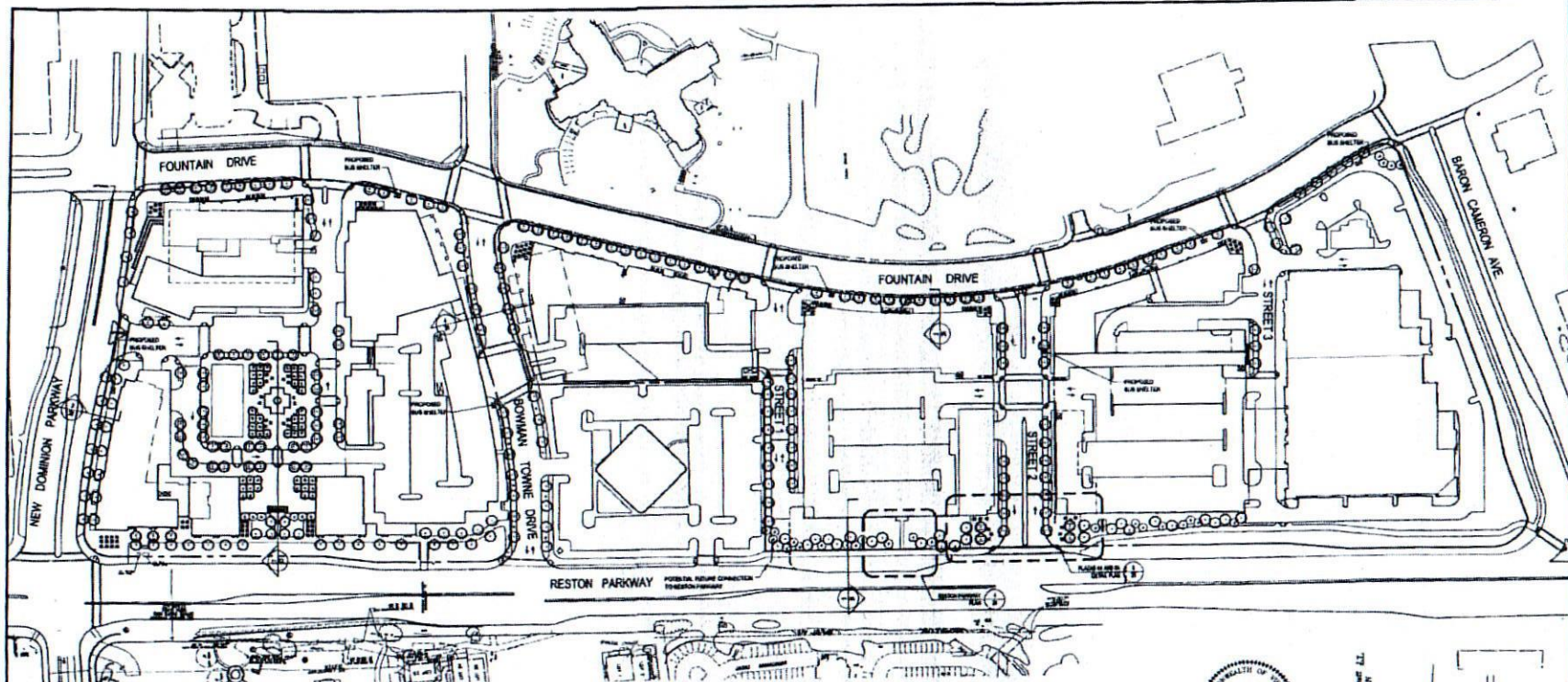
SHEET 86 OF 95
PREL-1722
FOR INFORMATION PURPOSES ONLY.

Application No. CFA 86-C-121-02-04, Scale: ALL
APPROVED CONCEPT PLAN
(CP) (CFA)
See CP Notes Dated 5-5-2008
Sub to CFA Notes on Plans
Date of PC Approval 5-21-2008
Sheet 86 of 95

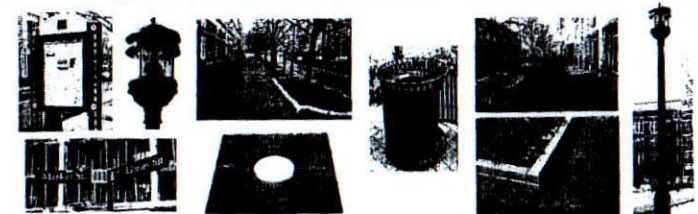
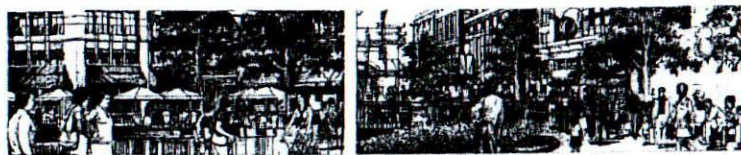
LEGEND

- PEDESTRIAN ENTRANCE
- LOADING DOCK ACCESS
- VEHICULAR ENTRANCE
- PEDESTRIAN ROUTE
- 10' WIDE PEDESTRIAN AND BIKE ROUTE
- 8' WIDE PEDESTRIAN / BIKE ROUTE
(A TRAIL MODIFICATION IS REQUIRED TO ALLOW CONCRETE OR ASPHALT PAVING)

URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7112 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 844-4480	
PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: JUNE 2008	
PROJECT: THE SPECTRUM HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	
SCALE: AS SHOWN CL No.	
SHEET 86 OF 95 PREL-1722	



1 GROUND FLOOR PLAN
1"=40'



2 STREETSCAPE IMAGES



3 RESTON PARKWAY SECTION
1/8"=1'-0"



4 RESTON PARKWAY PLAN
1"=30'



SHEET 55 OF 95
PREL-1722
FOR INFORMATION PURPOSES ONLY.

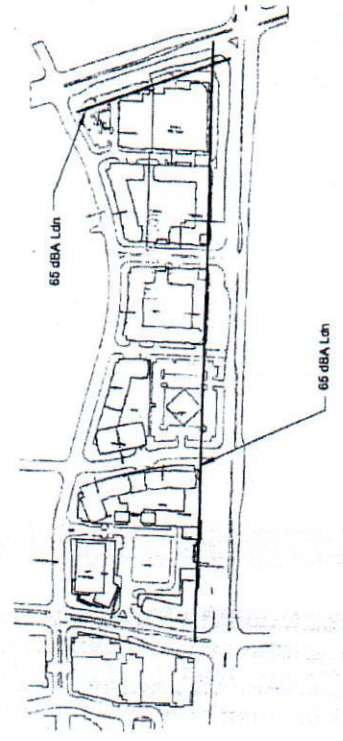
APPROVED BY THE CITY OF FAIRFAX AS AN APPROVED CONCEPTUAL PLAN
DATE OF CITY APPROVAL: 12/1/2006
DATE OF PREPARED: 12/1/2006

- NOTES**
1. LANDSCAPING SHOWN IN THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRELIMINARY AND SITE PLAN APPROVAL. PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.
 2. AMENITIES SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY AND MAY BE ADJUSTED AS A PART OF PRELIMINARY AND SITE PLAN APPROVAL. PROVIDED SUCH CHANGES ARE IN GENERAL CONFORMANCE WITH THIS PLAN.
 3. STREETSCAPE IMAGES ARE ILLUSTRATIVE AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN. FURNISHINGS AND LIGHTING SHALL BE PROVIDED PER THE RESTON TOWN CENTER DESIGN GUIDELINES.

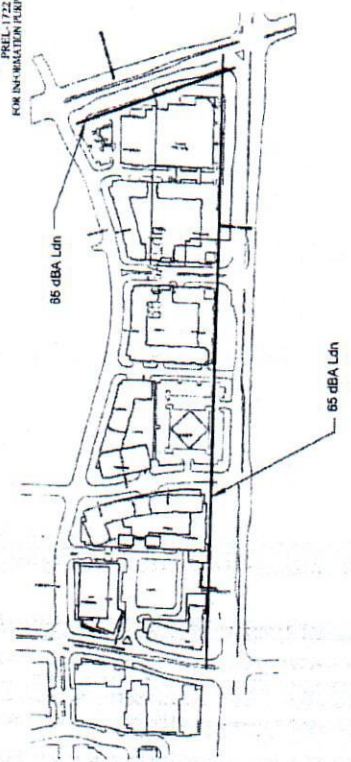
URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LIGHT DESIGNERS 10000 BARTON CANYON AVE., SUITE 100 FARMERS MARKET, VIRGINIA 22031 PHONE: (703) 447-0000	
PROJECT NO.: 1722 SHEET NO.: 55 OF 95 DATE: 12/1/2006	SCALE: 1"=40' DATE: JUNE 2006 CL. NO.:
THE SPECTRUM HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	
NIGHT PREL-1722	

Application No. 02-0000000-0000
 APPROVED FOR THE CITY OF ALEXANDRIA
 BY THE CITY ENGINEER
 DATE: 11/11/06
 SHEET 27 OF 27

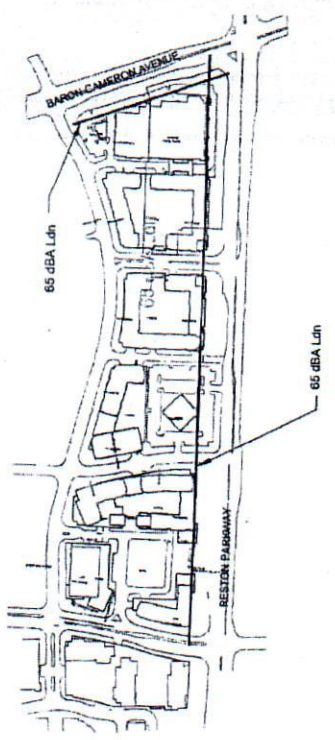
Noise Exposure Levels at 50 ft.



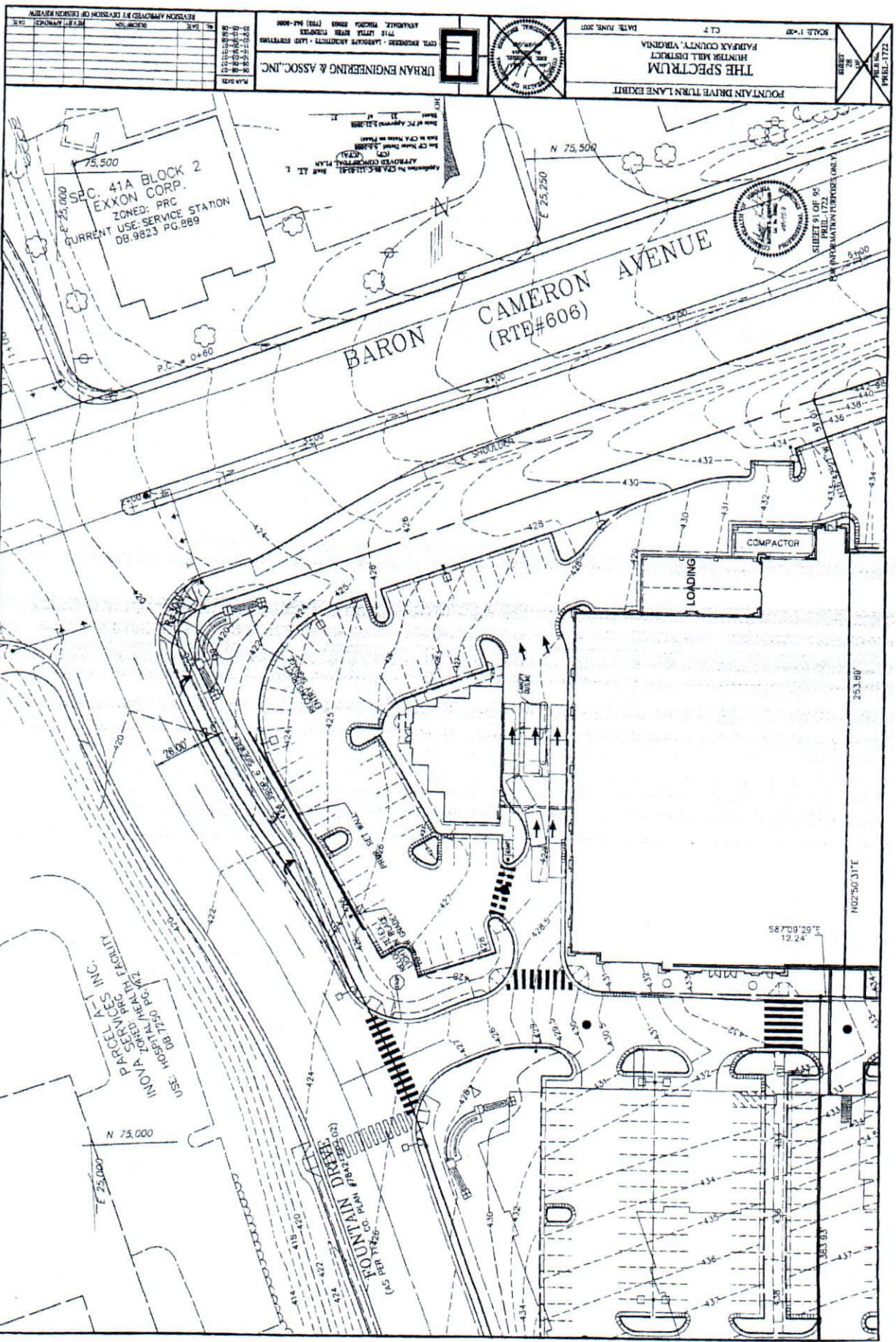
Noise Exposure Levels at 100 ft.



Noise Exposure Levels at 0-20 ft.
First - Second Floor elevations.



NED MILLER, PEAM & PASANEN, INC.
 1000 NORTH LEE ROAD
 SUITE 200
 ALEXANDRIA, VIRGINIA 22304
 (703) 442-8888
 WWW.PASANEN.COM

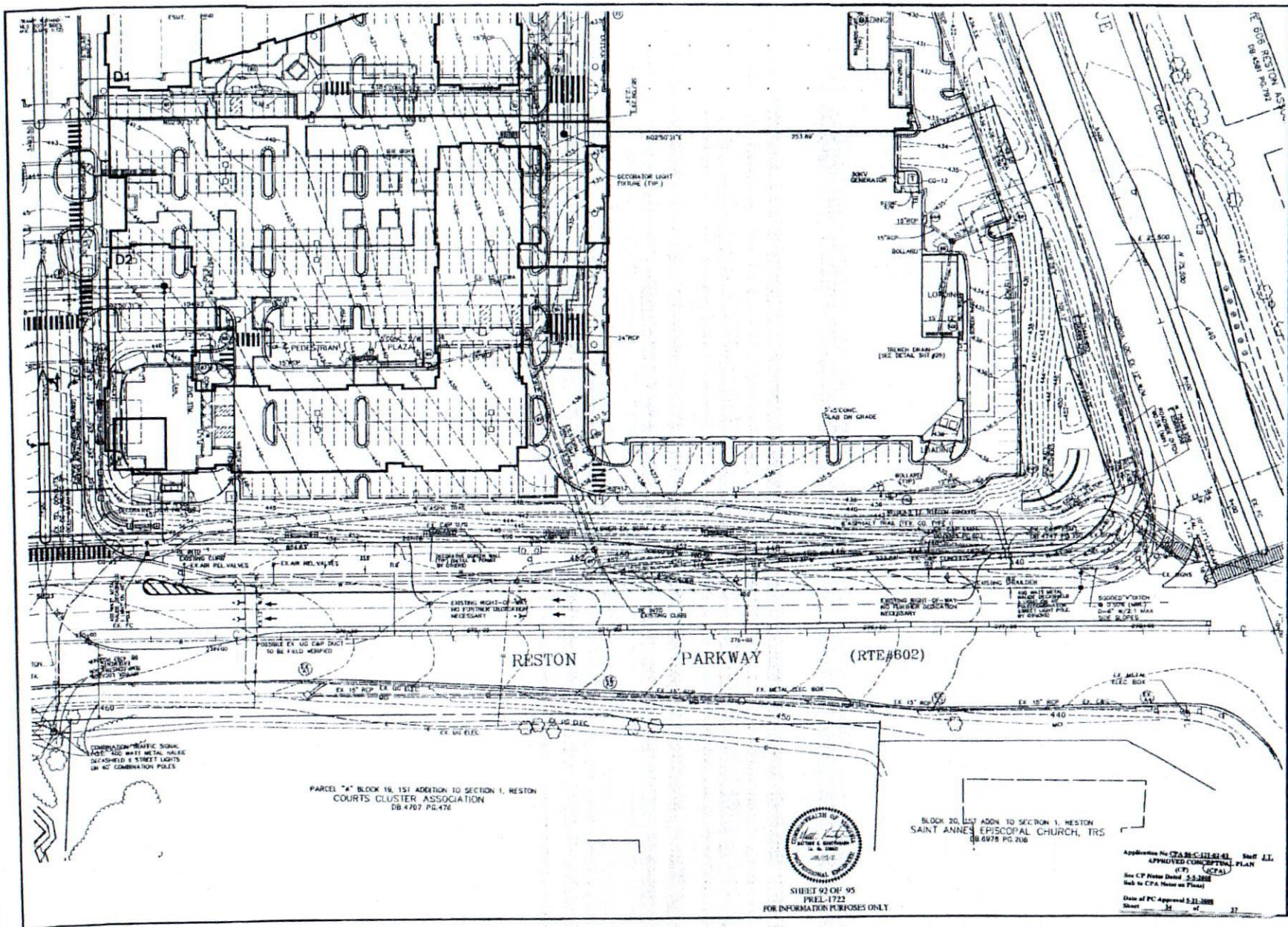


NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	REVISED	06/01/00	...	...	...
2	REVISED	06/01/00	...	...	...
3	REVISED	06/01/00	...	...	...
4	REVISED	06/01/00	...	...	...
5	REVISED	06/01/00	...	...	...
6	REVISED	06/01/00	...	...	...
7	REVISED	06/01/00	...	...	...
8	REVISED	06/01/00	...	...	...
9	REVISED	06/01/00	...	...	...
10	REVISED	06/01/00	...	...	...

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
 1718 LINTHICUM BLVD.
 ANNAPOLIS, MARYLAND 21403-4400

DATE: JUNE, 2000
 CL 7
 FAIRFAX COUNTY, VIRGINIA
 HUNTER HILL DISTRICT
THE SPECTRUM
 FOUNTAIN DRIVE TURN LANE EXHIBIT

SCALE: 1"=40'
 SHEET 91 OF 96
 P.L. 172
 FOR INFORMATION PURPOSES ONLY



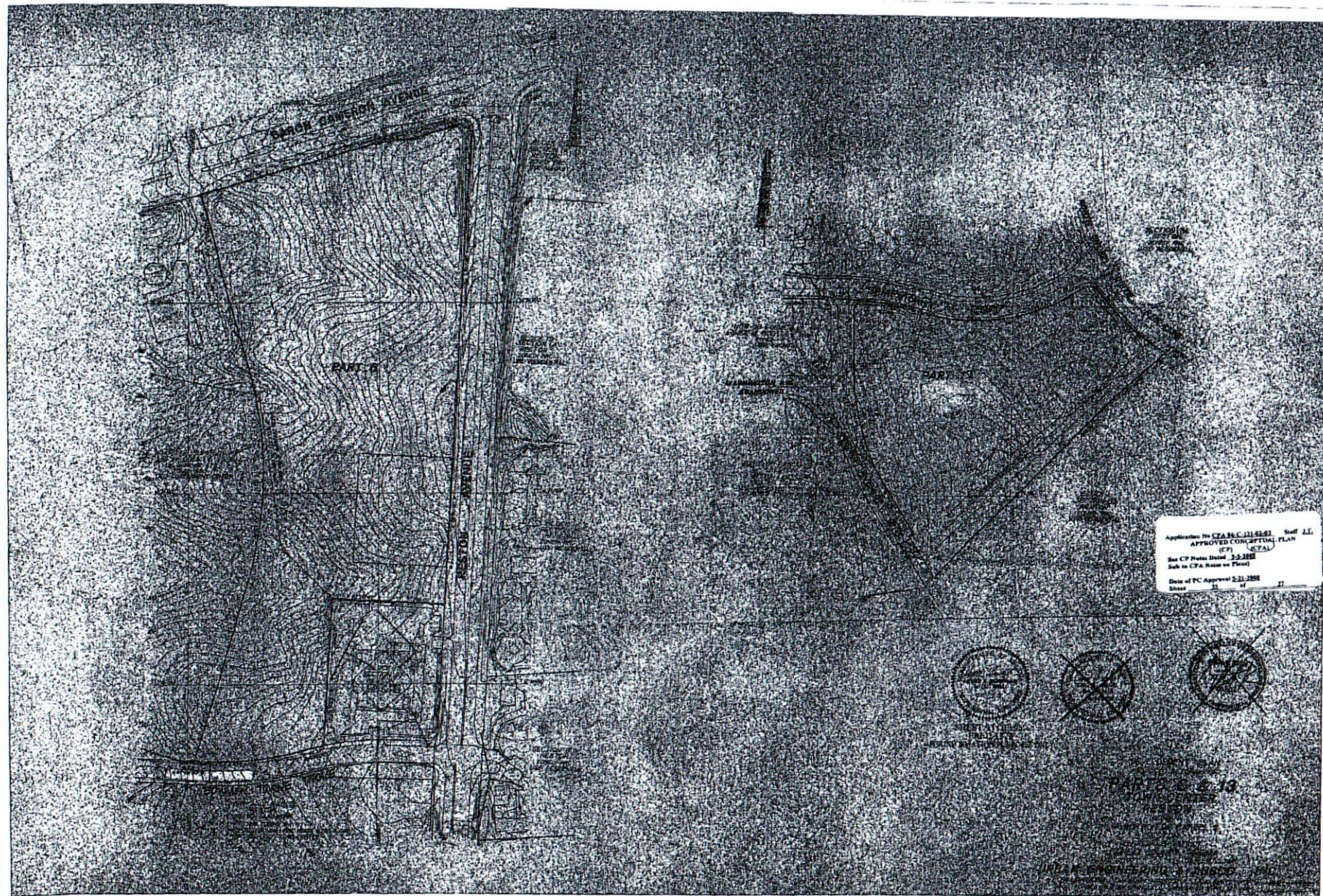
PARCEL 1A BLOCK 16, 1ST ADDITION TO SECTION 1, RESTON
COURTS CLUSTER ASSOCIATION
DB 4707 PG.476

BLOCK 20, 1ST ADDN TO SECTION 1, RESTON
SAINT ANNE'S EPISCOPAL CHURCH, TRS
DB 6978 PG.206

SEAL OF THE
STATE OF VIRGINIA
OFFICE OF THE
COMMISSIONER OF
HIGHWAYS
DATE: 11/1/2007
SHEET 92 OF 95
PREL-1722
FOR INFORMATION PURPOSES ONLY

Application No. CFA-86-C-121-81-81 Staff: J.L.
APPROVED CONCEPTUAL PLAN
(CP) (CFA)
See CP Notes Dated 5-5-2008
Sub to CFA Notes on Plans
Date of PC Approval 5-31-2008
Sheet 31 of 37

URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7112 LUTHER BYRD BLVD., SUITE 100 ANNANDALE, VIRGINIA 22003 (703) 644-8866	
THE SPECTRUM HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	
DATE: NOV. 2007 SCALE: 1"=40' SHEET 28A PREL-1722	DATE: NOV. 2007 SCALE: 1"=40' SHEET 28A PREL-1722



Application No. CTA 88-C-111-01-01 Sheet 11
APPROVED CONCEPTUAL PLAN
(CP) (CTA)
See CP Plans Sheet 11-1-1
See CTA Plans on Plans
Date of FC Approval 5-31-2008
Sheet 11 of 17

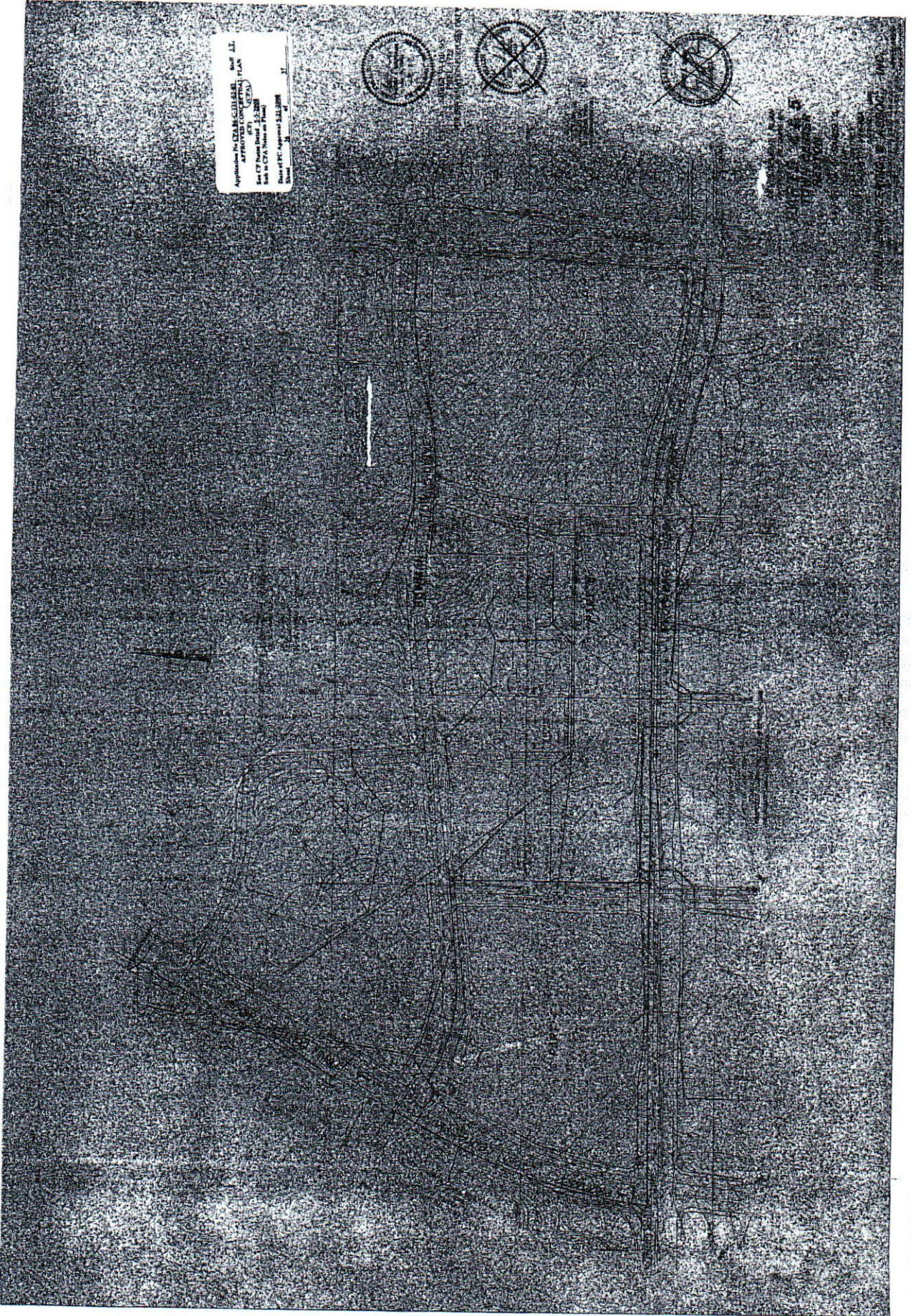


RESTON, VIRGINIA
PLANNING DEPARTMENT

DATE: 5-31-08

RESTON, VIRGINIA
PLANNING DEPARTMENT

Application for CONCRETE CURB, SIDEWALK, and JAIL
SHEET NO. 1 OF 1
DATE OF PREPARATION: 12/12/2008
DATE OF REVIEW: 12/12/2008
DATE OF APPROVAL: 12/12/2008
DATE OF POST APPROVAL: 12/12/2008
DATE OF POST REVIEW: 12/12/2008
DATE OF POST APPROVAL: 12/12/2008
DATE OF POST REVIEW: 12/12/2008



Section	Use	Height Limit	F.A.R.
20-A-1.1	Residential (see 100 ft high building) and all Specialties	4 stories	1.0
21-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
22-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
23-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
24-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
25-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
26-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
27-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
28-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
29-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
30-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
31-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
32-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
33-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
34-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
35-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
36-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
37-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
38-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
39-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0
40-1.1	Office, Retail, Community, Commercial, and/or Public	120 feet	1.0

Types of buildings for which permitted by height limits indicated, maximum height indicated.

GENERAL NOTES

1. All uses shall be subject to the applicable zoning ordinance.

2. All uses shall be subject to the applicable zoning ordinance.

3. All uses shall be subject to the applicable zoning ordinance.

4. All uses shall be subject to the applicable zoning ordinance.

5. All uses shall be subject to the applicable zoning ordinance.

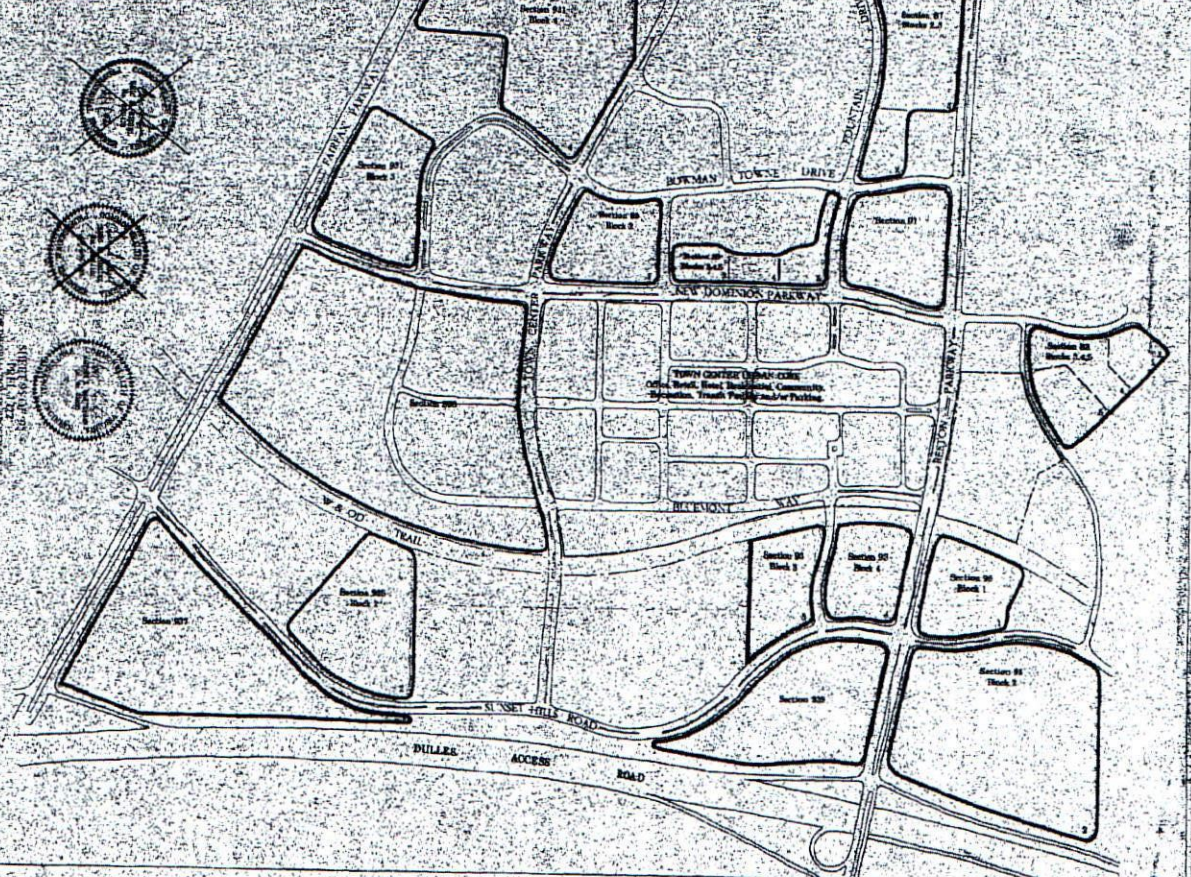
6. All uses shall be subject to the applicable zoning ordinance.

7. All uses shall be subject to the applicable zoning ordinance.

8. All uses shall be subject to the applicable zoning ordinance.

9. All uses shall be subject to the applicable zoning ordinance.

10. All uses shall be subject to the applicable zoning ordinance.



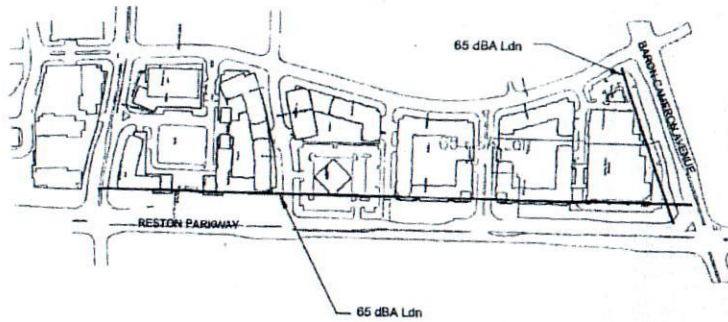
Approved by CPAC 10/10/08
 APPROVED CONCEPTUAL PLAN
 (CP) (CPA)
 For CP Name Dated 5-5-2008
 Issued by CP Name on 5-5-2008
 Date of PC Approval 5-5-2008
 Sheet 3 of 3

MASTER CONCEPTUAL PLAN - LAND USE, HEIGHTS, F.A.R.
TOWN CENTER DISTRICT PLAN
 RESTON LAND CORPORATION
 SASAKI ASSOCIATES, INC.

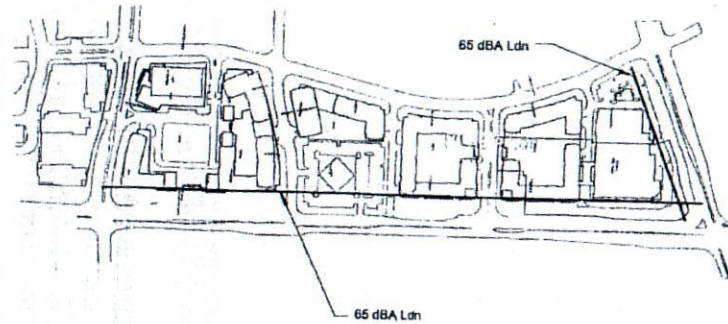
1" = 100' 0" 0" 0"
 NORTH
 MAY 2008
 SHEET 3 OF 3

Application No CFA 95-C-121-SL-SL Sheet 27 of 37
 APPROVED CONCEPTUAL PLAN
 (CP) (CFA)
 See CP Notes Dated 5-2-2008
 Sub to CFA Notes on Plans
 Date of PC Approval 4-21-2008
 Sheet 27 of 37

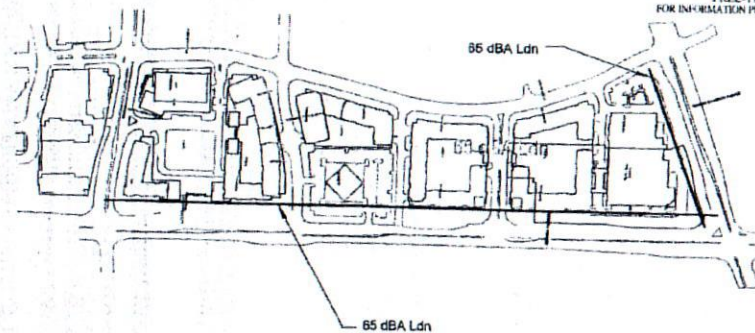
Noise Exposure Levels at 0-20 ft.
 First - Second Floor elevations.



Noise Exposure Levels at 50 ft.



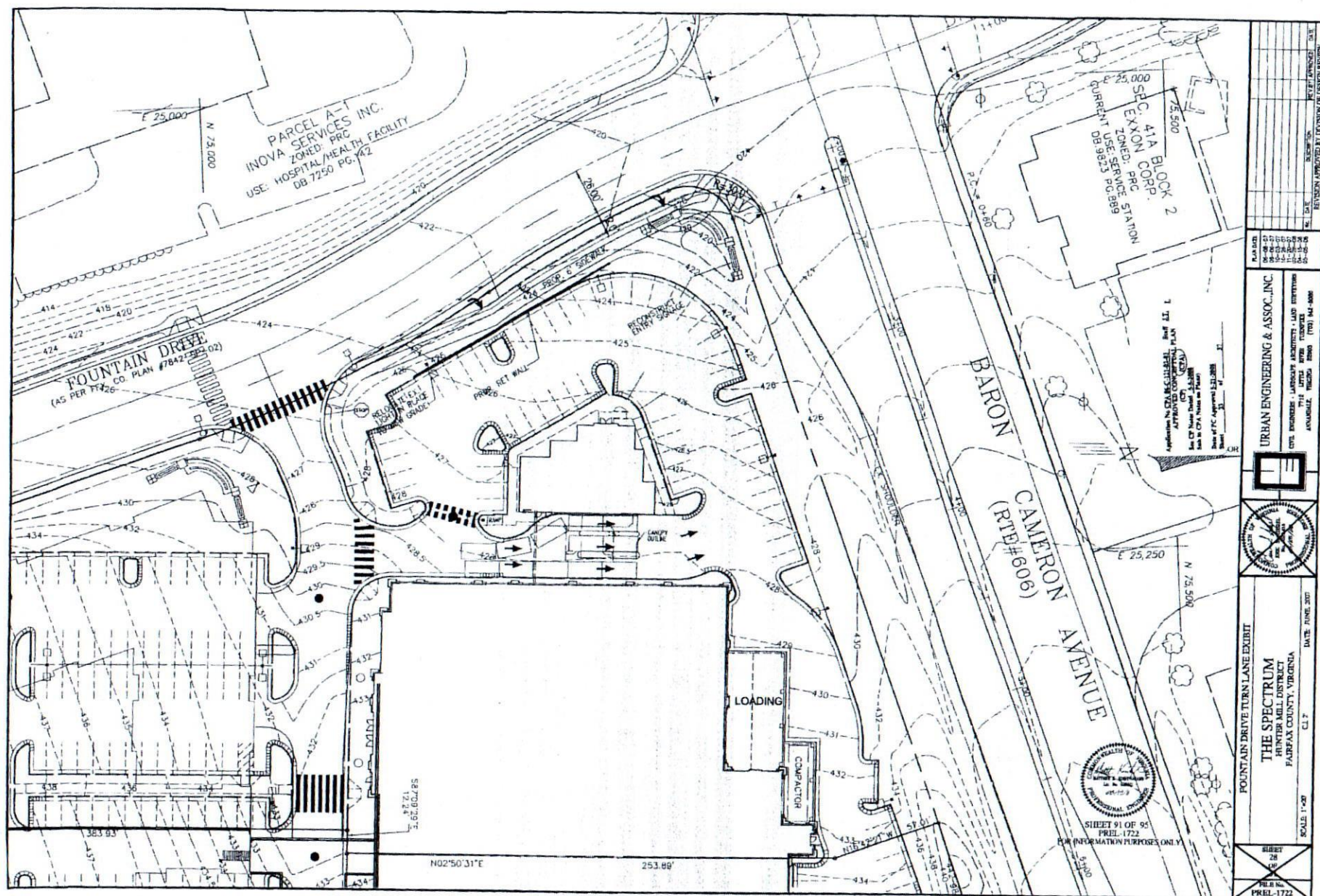
Noise Exposure Levels at 100 ft.

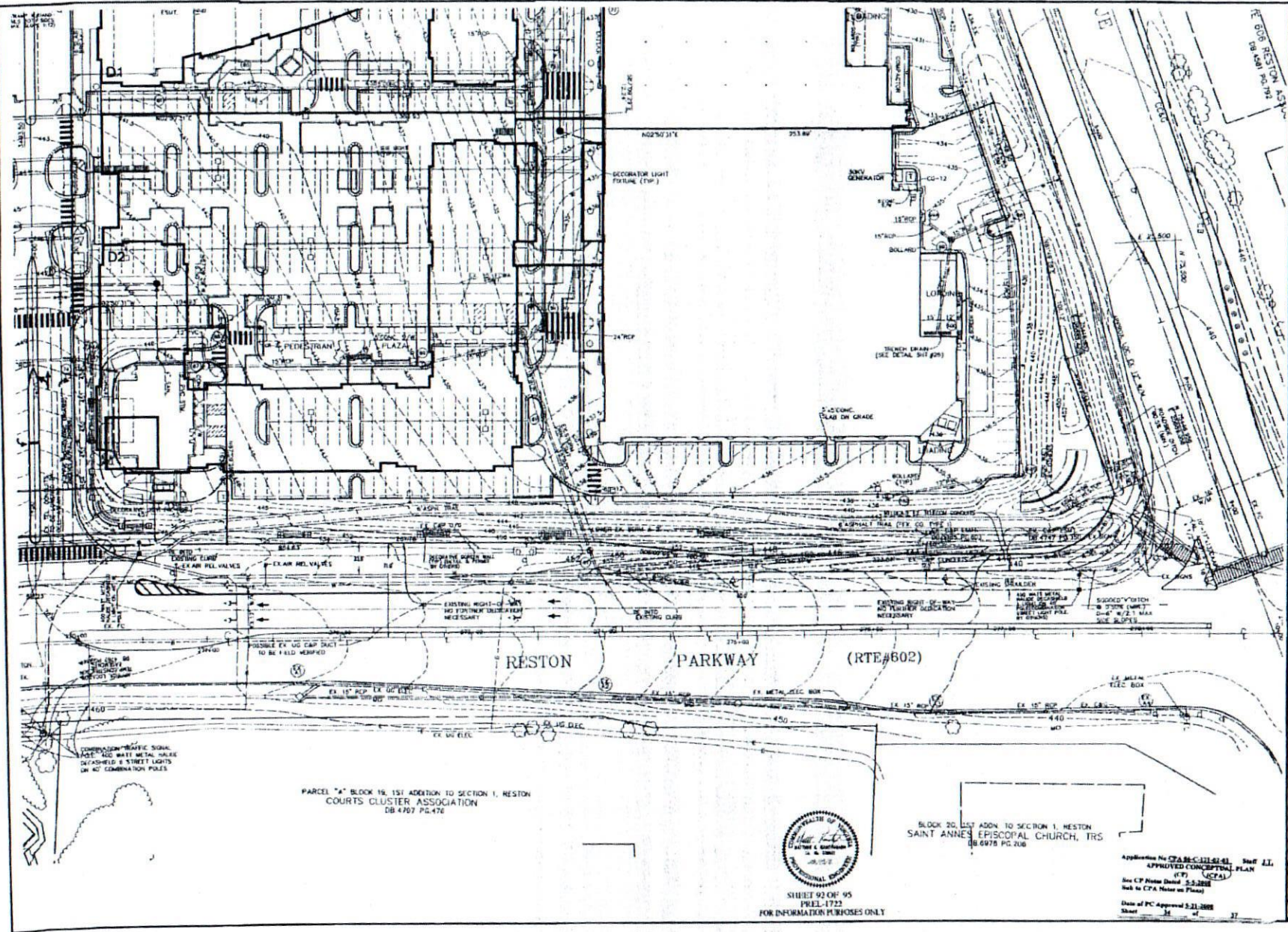


SHEET 27 OF 37
 PREL-1722
 FOR INFORMATION PURPOSES ONLY

ADD MILLER, BEAM & FAGANELLO, INC.
 10040 SOUTH LAUREL DRIVE
 SUITE 104
 BEDFORD, VIRGINIA 22031
 (703) 552-8000
 (FAX) 703-552-8000
 WWW.MILLERBEAM.COM

URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7111 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 542-6888	
NOISE CONTOUR PLAN THE SPECTRUM HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	
SCALE AS SHOWN	DATE: JUNE 2008 CI: 90A
SHEET 27 OF 37 PREL-1722	REVISIONS NO. DATE BY 1 06/01/08 JLM 2 06/01/08 JLM 3 06/01/08 JLM 4 06/01/08 JLM 5 06/01/08 JLM 6 06/01/08 JLM 7 06/01/08 JLM 8 06/01/08 JLM 9 06/01/08 JLM 10 06/01/08 JLM 11 06/01/08 JLM 12 06/01/08 JLM 13 06/01/08 JLM 14 06/01/08 JLM 15 06/01/08 JLM 16 06/01/08 JLM 17 06/01/08 JLM 18 06/01/08 JLM 19 06/01/08 JLM 20 06/01/08 JLM 21 06/01/08 JLM 22 06/01/08 JLM 23 06/01/08 JLM 24 06/01/08 JLM 25 06/01/08 JLM 26 06/01/08 JLM 27 06/01/08 JLM 28 06/01/08 JLM 29 06/01/08 JLM 30 06/01/08 JLM 31 06/01/08 JLM 32 06/01/08 JLM 33 06/01/08 JLM 34 06/01/08 JLM 35 06/01/08 JLM 36 06/01/08 JLM 37 06/01/08 JLM





PARCEL "A" BLOCK 20, 1ST ADDITION TO SECTION 1, RESTON
COURTS CLUSTER ASSOCIATION
DB 4707 PG. 476

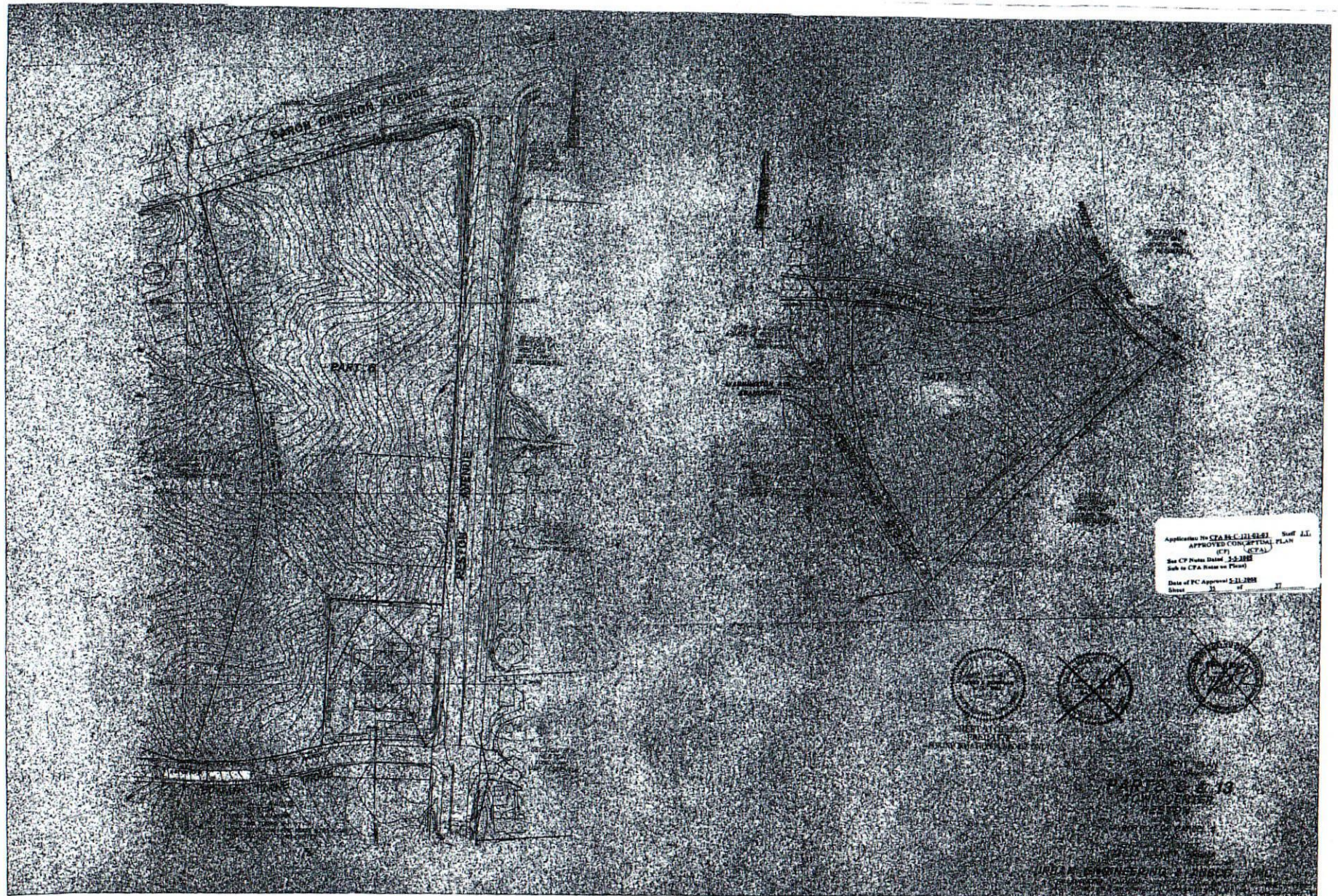
BLOCK 20, 1ST ADDITION TO SECTION 1, RESTON
SAINT ANNE'S EPISCOPAL CHURCH, TRS
DB 6978 PG. 206



SHEET 92 OF 95
PREL-1722
FOR INFORMATION PURPOSES ONLY

Application No. C7A-B-C-121-62-41, Sheet 41
APPROVED CONCEPTUAL PLAN
(C7) (C7A)
See C/P Notes Dated 5-5-2000
Sub to C/P Notes on Plans
Date of PC Approval 5-31-2000
Sheet 41 of 47

URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND DEVELOPERS 7115 LUTHER BYRD TURNPIKE LEANINGWOOD, VIRGINIA 22060 (703) 644-8800	
THE SPECTRUM HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	
RESTON PARKWAY TURN LANE EXHIBIT	DATE NOV. 2007 CL 2
SCALE 1"=40'	SHEET 28A PREL-1722



Application No. CTA 88-111-0001 Sheet 11
APPROVED CONCEPT PLAN
(CP) (CTA)
See CP Notes Dated 5-2-88
Sub to CTA Notes on Plans
Date of PC Approval 5-11-88
Sheet 11 of 27



DATE 5-13-88
PAGE 1
UNIVERSITY OF MICHIGAN
LIBRARY

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:

The subject 24.29 acre site is zoned PRC and is located in the Town Center area of Reston. The site is bounded by Baron Cameron Avenue to the north, New Dominion Parkway to the south, Reston Parkway to the east and Fountain Drive to the west. One area within these boundaries, the 2.36-acre Town Center Office Building, located on the northwest corner of Bowman Towne Drive and Reston Parkway, was zoned pursuant to RZ 77-C-076 and is therefore not a part of this application. The proposed redevelopment of the application site would include the gradual removal and redevelopment of the existing Spectrum shopping center, with the exception of the existing Harris Teeter/Office Depot and drive-in financial institution which is located in the north end of the subject property. The applicants, Reston Spectrum, LLLP and Harris Teeter Properties, LLC, are requesting approval of a PRC plan for the subject site to permit a mixed-use development containing a maximum of 774,879 total square feet (SF) of non-residential uses (0.67 FAR), and a maximum of 1,426 multifamily units. A minimum of 4,648 parking spaces and 30% open space is proposed.

Overall, the project would include the development of seven new residential Structures and three commercial buildings. Ground floor retail is proposed in all buildings but one. Furthermore, structured ground level and underground parking spaces would be provided in all of the proposed new structures. Under this proposal, the existing Harris Teeter would expand into the Office Depot building in the future, increasing the size of the grocery store from an existing 56,000 SF to approximately 83,000 SF.

Improvements are proposed within the surrounding right-of-way, and as further discussed in the Transportation Analysis section of this report. The project would create new, internal, privately-owned east/west streets. In addition, pedestrian sidewalks/trails would be provided along the perimeter of the site. Finally, eight open-air public and private plazas are proposed.

Correction:

This report references the number of units proposed on the PRC plan included in this document, however, the maximum number of residential dwelling units remaining pursuant to the approved development plan is 542, rather than the 546 proposed. The applicant is aware of this error and will correct it on the final version of the PRC plan, along with the correct total number of residential units proposed, which shall be 1,422. A development condition has been added to address this issue in the meantime.

LOCATION AND CHARACTER

Site Description:

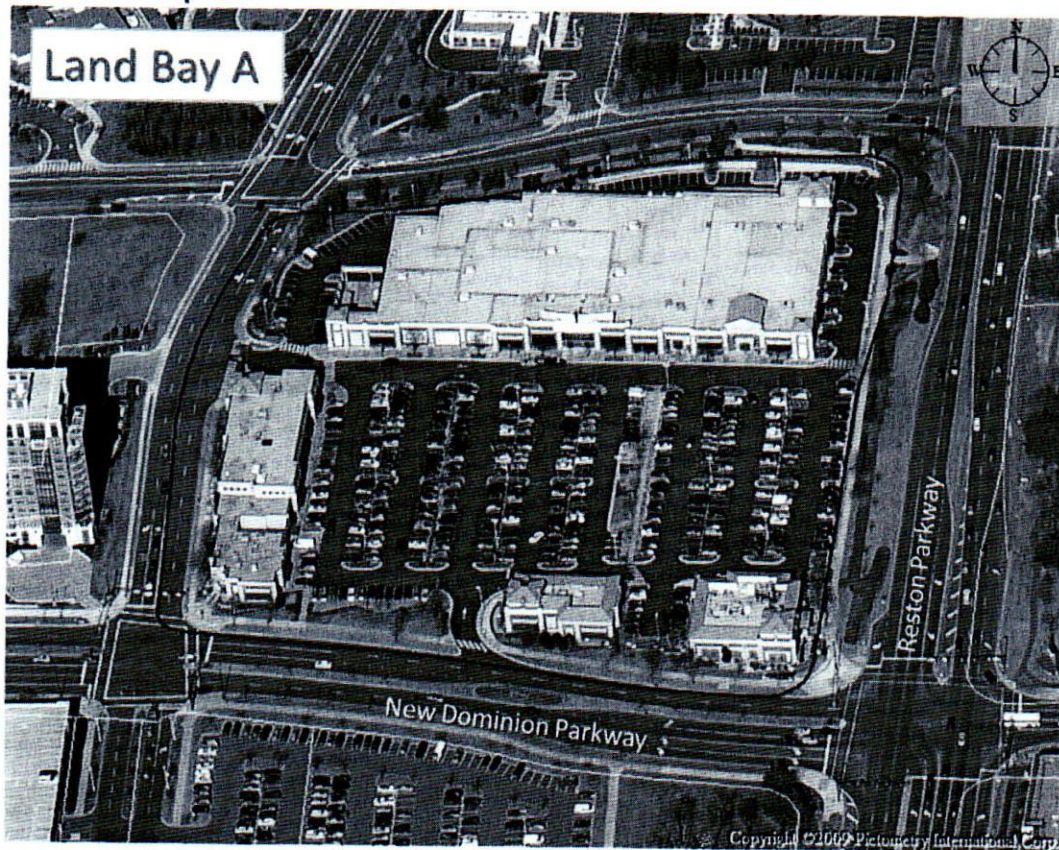


Figure 1: Aerial Image of Existing Conditions, Land Bay A (view looking north)

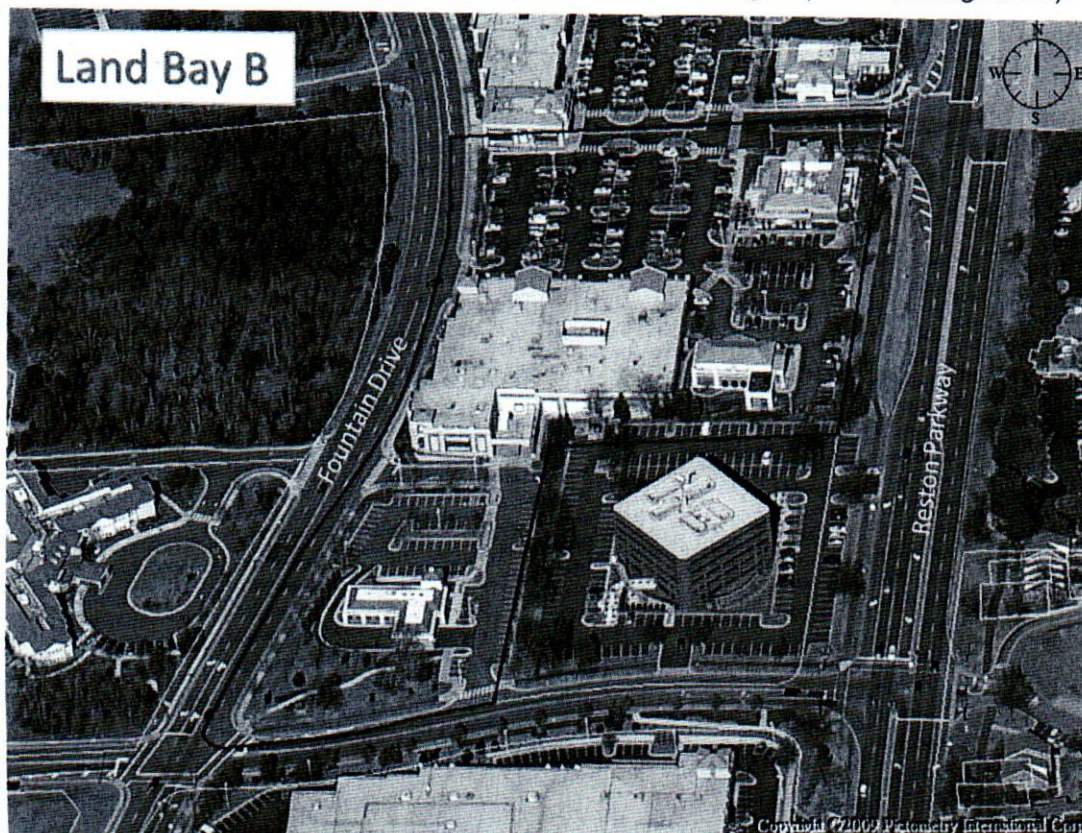


Figure 2: Aerial Image of Existing Conditions, Land Bay B (view looking north)

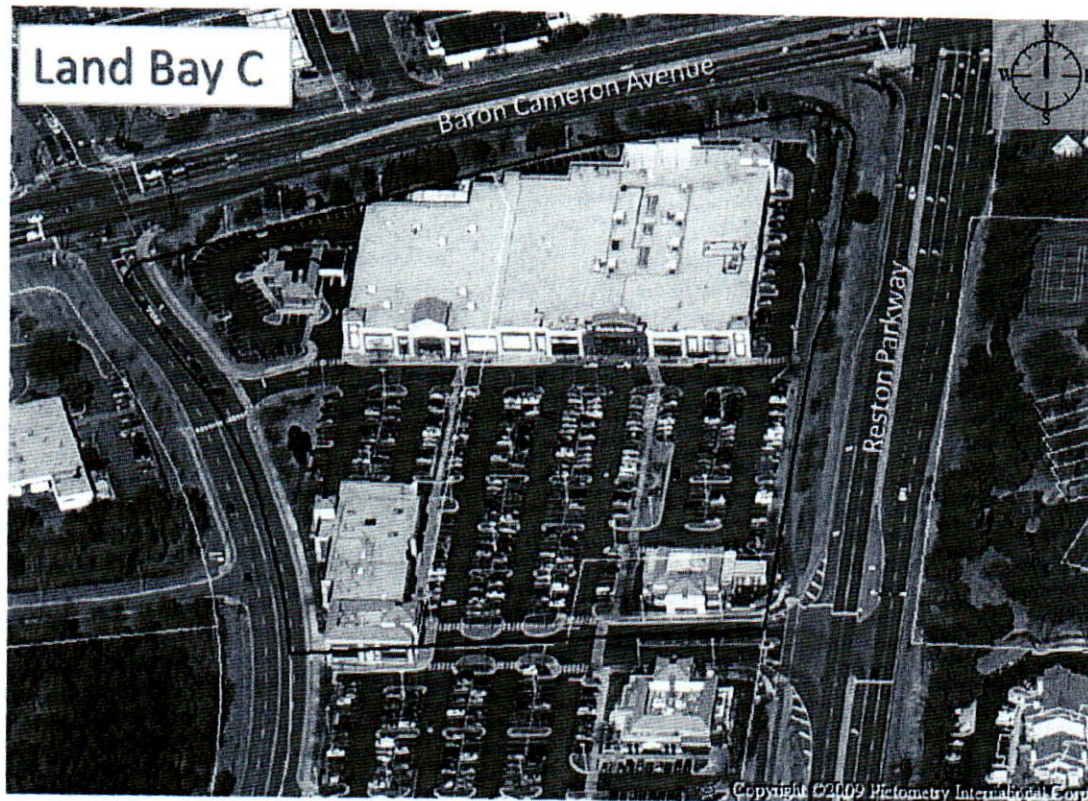


Figure 3: Aerial Image of Existing Conditions, Land Bay C (view looking north)

The property is bounded by Baron Cameron Avenue to the north, New Dominion Parkway to the south, Reston Parkway to the east and Fountain Drive to the west. The site is bisected by Bowman Towne Drive, which divides the site into northern and southern halves. For the purposes of this report, the area south of Bowman Towne Drive is referred to as Spectrum South (Section 91) and the area north of Bowman Towne Drive is referred to as Spectrum North (Section 87). Access to the site is currently provided via:

- One entrance off Reston Parkway (between Bowman Towne Drive and Baron Cameron Avenue);
- One entrance off New Dominion Parkway;
- One entrance off Bowman Towne Drive; and
- Three entrances off Fountain Drive (one south of Bowman Towne Drive and two north of Bowman Towne Drive).

The site is currently developed with a commercial shopping center consisting of twenty-five buildings totaling approximately 275,000 square feet (SF), a floor area ratio (FAR) of 0.26, and building heights ranging from 40 to 47 feet in height. The southern portion of the Spectrum center contains 12 commercial buildings along the periphery of the block with surface parking in the middle of the site. The northern portion of the Spectrum center contains 13 buildings, which are located generally along the periphery of the block. Surface parking is located in the center of the site. Uses in the site include banks, a grocery store, office, retail and restaurants.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North (across Baron Cameron Ave)	Service Station/Quick Service Food Store; Vehicle Light Service Establishment; Retail	PRC	Residential Planned Community
Northwest (corner of Bowman Towne Drive and Reston Pkwy)	Office (Town Center Office Building)	PRC	Residential Planned Community
South	Surface parking and open space, (Reston Town Center)	PRC	Residential Planned Community
West	Hospital and Health Facilities, Assisted Living Facility, Multi-Family Residential, Library, and Park Authority owned land	PRC	Residential Planned Community
East (across Reston Pkwy)	Residential; Office	PRC	Residential Planned Community

The property is located in the northeastern portion of the Reston Town Center. To the east (across Reston Parkway), are garden-style condominiums, single-family attached dwellings, a townhouse office development, and a church. A high rise multifamily residential building has been approved, pursuant to PCA/DPA 82-C-060-02, to replace a portion of the garden-style units at the northeast corner of Reston Parkway and Temporary Road (this building has not yet been built). To the south, across New Dominion Parkway is a surface parking lot and open space area. An application to redevelop this area into a high-intensity, mixed-use project, pursuant to DPA 85-C-088-06/PCA 85-C-088-08, has been indefinitely deferred. To the west, across Fountain Drive are a hospital and health facilities, park land owned by the Fairfax County Park Authority, a Sunrise Assisted Living facility, the Paramount high-rise residential building, Library Park, and the Reston Regional Library. To the north (across Baron Cameron Avenue), is a retail shopping center, including a Home Depot and service station. The area surrounding the subject property is zoned PRC and planned as a Residential Planned Community.

BACKGROUND**Site History:**

The 24.29 acre property was rezoned to the Planned Residential Community (PRC) District on March 9, 1987, with proffers, pursuant to the approval of rezoning application RZ 86-C-121, one of four rezoning applications collectively referred to as the "Reston Town Center rezonings." Each application was approved with a set of development plans that specify the permitted land uses, the maximum gross floor area (GFA) of commercial space, the maximum overall non-residential FAR and the maximum building heights.

The approved Development Plan (DP) for the area south of Bowman Towne Drive is identified as Part 5 of RZ 86-C-121. Part 5 was comprised of 14.92 acres and bordered by Reston Parkway to the east, New Dominion Parkway to the south, Explorer Street to the west, and Bowman Towne Drive to the north. Part 5 did not include the Reston Library or the abutting parcel to its west. The approved DP for Part 5 permits up to a maximum of 455,000 SF of commercial space, a maximum non-residential FAR of 0.70, a maximum of 746 residential units, and a maximum building height of 15 stories or 180 feet. Uses approved in this section include all uses permitted by right in the PRC District Town Center as well as certain other special exception and special permit uses.

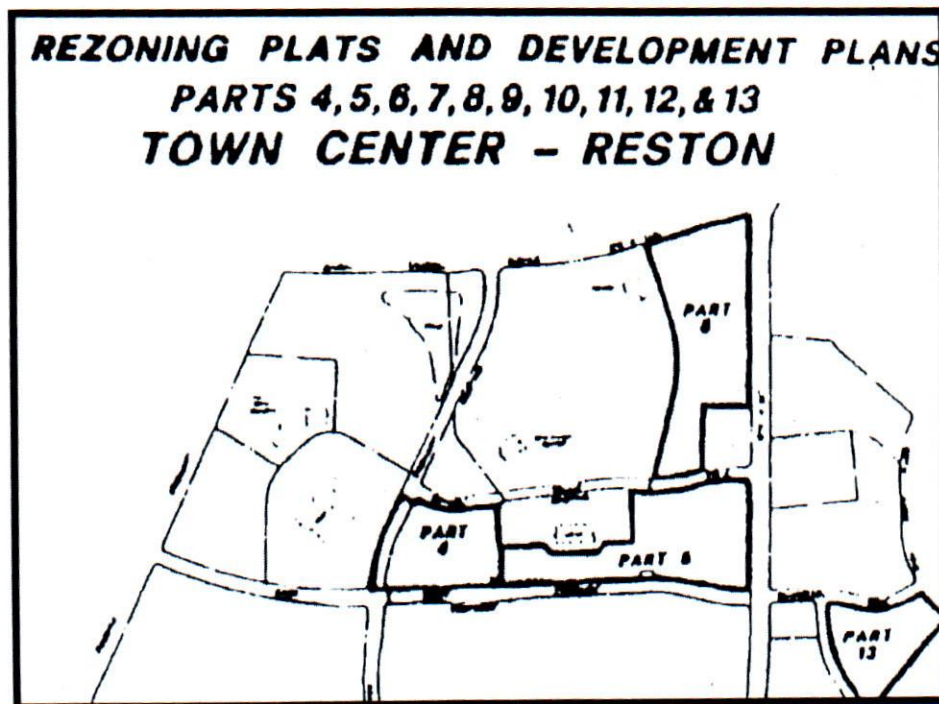


Figure 4: Image depicting Parts 5 & 6 of RZ 86-C-121

The approved DP for the area north of Bowman Towne Drive is Part 6 of RZ 86-C-121, which permits up to 384,000 square feet of gross floor area of commercial space, a maximum non-residential FAR of 0.50 and a maximum building height of 10 stories or 120 feet. Part 6 was comprised of 17.61 acres,

and was bordered by Reston Parkway to the east, Bowman Towne Drive to the south, Fountain Drive to the west, and Baron Cameron Avenue to the north. Part 6 did not include the existing Town Center Office Building property located at the northwest corner of Bowman Town Drive and Reston Parkway. Uses approved in this section include all uses permitted by right in the PRC District Town Center zoning category, as well as certain other special exception and special permit uses.

Development plans for the land area of RZ 86-C-121 did not show development details such as building footprints, internal pedestrian and vehicular circulation systems, parking areas, open space or landscaping details. Since these details were not shown at the time of the original rezoning, the applicant proffered to provide a "Conceptual Plan" as each section of the Town Center area outside of the urban core developed to provide such development details as traffic circulation, landscaping and screening, building location and parking lot locations. Therefore, the proffers approved in conjunction with RZ 86-C-121 require the review and approval by the Planning Commission of Town Center Conceptual Plans.

On July 14, 1994, the Planning Commission approved a Conceptual Plan for the subject site known as Spectrum (CP 86-C-121-2), which showed development of a retail center with a minimum gross floor area of 240,000 SF and a maximum gross floor area of 310,000 SF. The maximum FAR was approved at 0.30. The Conceptual Plan was approved with the understanding that the retail center would be an interim use until development in Reston more closely matched higher densities, intensities, and building heights envisioned by its Master Plan.

On July 7, 1999, the Planning Commission approved a Conceptual Plan Amendment for Spectrum (CPA 86-C-121-2) in order to delete the architectural screening walls shown along Reston Parkway on the approved Conceptual Plan. No other changes were proposed under this application. The CPA notes and reduction of the site design are included in the appendices.

On December 12, 2002, the Planning Commission approved CPA 86-C-121-2-2 showing a drive-in bank on the site known as Pad E of Reston Sect. 87, Block 2. (As stated previously, Spectrum North is known as Section 87).

On May 21, 2008, CPA 86-C-121-02-03 was approved showing future redevelopment of the existing Spectrum Shopping Center. The CPA proposed a maximum of 789,546 square feet of non-residential uses (including office, retail, and hotel at 0.75 FAR) and a maximum of 1,442 multi-family units—a mixed use center serving as an extension of the pedestrian-oriented, mixed use, higher density town center urban core. CPA 86-C-121-02-03 is included as part of the PRC plan submission on sheets 59-95.

On June 8, 2010 CPA 86-C-121-12/PRC 86-C-121-02 was approved by the Board of Supervisors. The site of this application is a 1.61-acre parcel (Section 89, Block 3). This parcel lies within the 14.92-acre Part 5 portion of the Development Plan (DP) previously approved by the Board of Supervisors

pursuant to the approval of rezoning application RZ 86-C-121 as Spectrum South. The application was approved for a mixed-use building with up to 125 multi-family residential units, including bonus density units for affordable housing, along with first and second level non-residential uses and a third-story child care center. The commercial square footage includes 63,667 SF, which equates to a non-residential FAR of 0.70. The residential density is 50 du/ac based on the site area of the parcel and previously approved advanced density credit right-of-way dedication along the site's portion of New Dominion Parkway. This project has not been constructed and currently contains the Winwood Children's Center, a child care center/nursery school with enrollment of over 100 children. Nevertheless, the PRC plan approval further limits the density and FAR available for the Spectrum South redevelopment, as reflected in the chart below.

Part 5 Table	Property	Density (du/ac)	Intensity (FAR)	Height (ft or stories)
Approved Development Plan per RZ 86-C-121 - Part 5	14.92 Ac (before dedications)	746 units 50 du/ac	455,000 sf or 0.70 FAR	180 ft or 15 stories
Existing Development	Winwood, Block 3; Library Park, Block 4; Paramount, Block 5; Spectrum, Block 1	N/a; N/a; 100 units; N/a	9,100 sf; None; None; 100,802 sf	2 stories; N/a; 180 ft; 47 ft
Part 5 Currently Built Projects and Approved PRC Plans not yet built	Winwood, Block 3; Paramount, Block 5; Spectrum, Block 1;	104 units (w/o WDU bonus); 100 units; N/a	9,100 sf to be demolished, 63,667 sf new development; N/a; 100,802 sf; Total: 164,469 sf	180 ft; 180 ft; 47 ft
Remaining Development Potential		542 units	290,531 sf*	180 ft
Proposed Spectrum PRC Redevelopment	Spectrum, Block 1	546 units**	100,802 sf to be demolished; 391,333 sf new development	180 ft

*391,333 sf max available if existing Spectrum sf is redeveloped.
 **Applicant is revising PRC plan to reduce number of units to 542. A development condition has been added to address this issue.

Part 6 Table	Property	Density (du/ac)	Intensity (FAR)	Height (ft or stories)
Approved Development Plan per RZ 86-C-121 - Part 6	Part 6 17.61 Ac (before dedications)	880 units 50 du/ac	384,000 sf or 0.50 FAR	120 ft or 10 stories
Existing Development	Section 87, Blocks 2 & 3 (Spectrum North)	N/a	172,636 sf	47 ft
Part 5 Currently Built Projects and Approved PRC Plans not yet built	None currently	N/a	N/a	N/a
Remaining Development Potential		880 units	215,690 sf*	120 ft or 10 stories
Proposed Spectrum PRC Redevelopment	Section 87, Blocks 2 & 3 (Spectrum North)	880 units	85,253 sf to be demolished; 87,383 sf to remain; 296,163 sf new development; Total: 383,546 sf	120 ft

*384,000 sf max. available if existing Spectrum sf is redeveloped.

Waivers and Modifications:

The applicant is requesting a modification of the loading requirement per Section 11-203 of the Zoning Ordinance; a modification of the trail requirements along Baron Cameron Avenue; a waiver of Section 11-102, which specifies the required distance between off-street parking spaces and the property boundary; and a waiver of Section 13-203 for the width of a landscaping strip between the parking lot and property line.

- Loading

The Applicant requests a modification of the number of loading spaces set forth in Section 11-203 of the Zoning Ordinance for Building A4 from 5 spaces to 2 spaces, for Building B2/B3/B4 from 5 spaces to 4 spaces, and for Building C1/C2 from 5 spaces to 4 spaces.

The applicant, in their justification statement, states that loading spaces within Buildings A4, B2/B3/B4 and C1/C2 will be shared among building tenants, which is a common practice in urban mixed use developments. The applicant believes the proposed modification will create more attractive and interesting streetscapes within Land Bays A, B, and C because sidewalk widths and landscaped areas will have more continuity and prevent fewer pedestrian-vehicular conflicts. Staff finds a reduction in loading spaces is justifiable in this instance and supports the applicant's request.

- Parking lot setback and landscaping

The applicant requests a waiver of Section 11-102(8) which stipulates that off-street parking spaces must not be located closer than 10 feet to any lot line. As a result, the applicant also cannot comply with Section 13-203 of the Zoning Ordinance which includes the requirements for peripheral parking lot landscaping and requires a landscaping strip ten feet in width between the parking lot and property line. The off-street parking spaces associated with the existing drive-in financial institution located in the northwest corner of Land Bay C that is proposed to remain (shown on sheet 9 of the PRC plan), will be closer than 10 feet to Fountain Drive. An additional right turn lane that the applicant proposes to construct at the intersection of Fountain Drive and Baron Cameron Avenue will bring the lot line approximately five feet closer to this use, although the width varies. The applicant contends that the financial institution is part of long-term lease which does not permit alterations to the site. The applicant proposes to construct a retaining wall approximately three feet in height along the western edge of the parking lot to mitigate the impacts of a smaller distance between the right-of-way and existing parking lot. This retaining wall is shown on sheet 9 of the PRC plan. While staff believes that less than 10 feet is not ideal, staff recognizes the difficulty in reducing the parking available for an existing business. Staff supports these two waiver requests but believes the waivers should be reexamined if this site is proposed for redevelopment in the future.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area III
Planning District:	Upper Potomac
Planning Sector:	Reston-Herndon Suburban Center & Transit Station Areas
Plan Map:	Residential Planned Community

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, as amended through September 10, 2007, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit D, Sub-unit D-1, on page 38, the Plan states:

Sub-unit D-1 (part of Reston Parkway Transit Station Area)

Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital and associated medial office building, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center.

CONFORMANCE WITH DEVELOPMENT PLAN AND MASTER CONCEPTUAL PLAN

The subject site is designated as Part 5 and part of Part 6 on the approved Development Plan (DP) for RZ 86-C-121. The approved Development Plan for Part 5 and Part 6 are included on sheets 93-95 of the PRC plan.

Part 5: The approved DP for Part 5 (also known as Section 91, Block 1) was approved for a maximum non-residential FAR of 0.70, a maximum of 455,000 SF of commercial space, and a maximum building height of 15 stories or 180 feet. Uses approved in Section 91 include all uses permitted by right in the PRC District Town Center as well as certain other special exception and special permit uses. The Master Conceptual Plan for the Reston Town Center, which was approved by the Planning Commission on April 2, 1992, reflects the permitted uses for Section 91 to be "Office, Retail, Residential, Community, Recreation, and/or Parking, " with a maximum height of 180 feet and a maximum non-residential FAR of 0.70. Staff finds that with the proposed development conditions, the applicant's proposal complies with the previously approved Development Plan and Master Conceptual Plan for Part 5 because proposed uses are limited to those described above, the maximum height of 180 feet will not be exceeded, and the proposed non-residential FAR is 0.70.

Part 6: The approved DP for Part 6 (also known as Section 87, Blocks 2 & 3) was approved for a maximum non-residential FAR of 0.50, a maximum of 384,000 SF of non-residential uses and a maximum height of 10 stories or 120 feet. Uses approved in Section 87 include all uses permitted by right in the PRC District Town Center as well as certain other special exception and special permit uses. The Master Conceptual Plan for the Reston Town Center reflects the permitted uses for Section 87, Block 2 and 3 to be "Office, Retail, Residential, and/or Parking," with a maximum height of 120 feet and a maximum non-residential FAR of 0.50. Staff finds the applicant's proposal conforms with the previously approved Development Plan and Master Conceptual Plan for Part 6 because the proposed uses are limited as described above, the maximum height of 120 feet will not be exceeded, and the proposed non-residential FAR is 0.50.

ANALYSIS

PRC PLAN (Copy at front of staff report)

Title of PRC Plan: "PRC 86-C-121-04 The Spectrum at Reston Town Center"
Prepared By: Urban, Ltd.
Original and Revision Dates: November 30, 2010 as revised through August 19, 2011.

The PRC Plan for the proposed mixed use center consists of 95 sheets:

PRC 85-C-088-02 Reston Town Center Section 91A, Block 16	
Sheet #	Description of Sheet
1 of 95	Cover Sheet
2 of 95	General Notes and Details
3 of 95	Miscellaneous Details & Correspondence
4 of 95	Overview Plan
5-6 of 95	Existing Conditions Plan
7-9 of 95	PRC Plan
10-12 of 95	PRC Layout Plan
13 of 95	SWM and BMP Plan
14 of 95	Outfall Analysis
15-24 of 95	Sight Distance Profiles
25 of 95	Open Space Exhibit
26 of 95	Concept Site Plan Final Phase
27 of 95	Concept Site Elevations and Sections
28 of 95	Concept Views
28A of 95	Parking Screening Typical Elevations
29 of 95	Land Bay A - Building A1
30 of 95	Land Bay A - Building A2/A3
31 of 95	Land Bay A - Building A4
32 of 95	Integration Plan Land Bay A – Options 1 & 2

33 of 95	Integration Plan Land Bay A – Options 3 & 4
34 of 95	Integration Plan Land Bay A – Options 5 & 6
35 of 95	Land Bay A – Concept Sections & Elevations
36 of 95	Land Bay B – Building B1
37 of 95	Land Bay B – Building B2/B3/B4
38 of 95	Integration Plan Land Bay B – Options 1 & 2
39 of 95	Land Bay B – Concept Sections and Elevations
39A of 95	Enlarged Plans and Elevations Buildings B2/B3/B4
40 of 95	Land Bay C – Building C1/C2/C3
41 of 95	Integration Plan Land Bay C
42 of 95	Final Phase – Overall Concept Landscape Plan
43 of 95	Land Bay A - Concept Landscape Plan
44 of 95	Land Bay A - Open Spaces
45 of 95	Land Bay A - Streetscape
46 of 95	Land Bay A - Reston Parkway
47 of 95	Land Bay B - Concept Landscape Plan
48 of 95	Land Bay B - Open Spaces
49 of 95	Land Bay B - Streetscape
50 of 95	Land Bay B - Reston Parkway
51 of 95	Land Bay C - Concept Landscape Plan
52 of 95	Land Bay C - Open Spaces
53 of 95	Land Bay C - Streetscape
54 of 95	Land Bay C - Reston Parkway
55 of 95	Site Furnishing
55A-C of 95	Hardscape Details
56 of 95	Planting Details and Planting Palette
57 of 95	Proposed Phasing Alternatives
58 of 95	Final Phase – Circulation Plan
58A of 95	Final Phase – Irrigation Plan
59-95 of 95	Approved Conceptual Plan Amendment CPA-88-C-121-02-03

The PRC Plan depicts a site layout which is separated into three land bays: Land Bay A, B, and C. A summary of the proposed improvements within each land bay is included in the chart and narrative below.

Land Bay	Dwelling units	Hotel rooms	Non-residential sf	Retail sf	Parking spaces
A	546*	255	328,833	62,500	2,018
B	643	270	200,000	48,650	1,585
C	237	0	0	134,896	1,045
*542 is the maximum per the approved development plan, as previously discussed.					

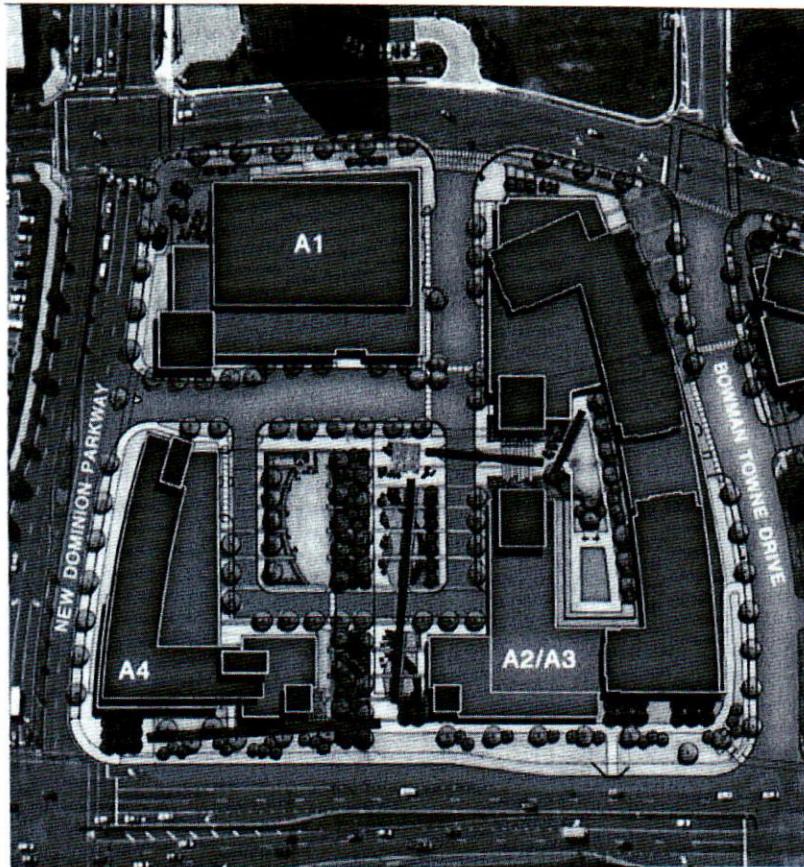
Land Bay A

Figure 5: Land Bay A Proposal (view looking west)

Land Bay A contains 8.88 acres and is bounded by New Dominion Parkway to the south, Bowman Towne Drive to the north, Fountain Drive to the west, and Reston Parkway to the east. Building A1 is an eight-story commercial building, 172,000 square feet in size and contains 25,000 square feet of retail. Buildings A2 and A3 are 15-story buildings to accommodate 546 multi-family units and 22,500 square feet of ground floor retail space. Buildings A2 and A3 are connected at the lower seven levels but are separated above that point. Building A4 is another eight-story commercial building, 156,833 square feet in size, and contains 15,000 square feet of retail. A parking garage with spaces at the ground level and four levels underneath Building A1 is proposed, with access at the north end of the building from the driveway off of Fountain Drive. Parking for Buildings A2 and A3 is proposed at the ground level and underneath the buildings as well, with an access point from the internal driveway near Plaza 1 at near the eastern end of the building and from Bowman Towne Drive in the middle of the block. Finally, parking for Building A4 is provided within two levels of parking underneath the building. Parking garages at ground level and underground will accommodate 2,018 parking spaces in Land Bay A.

Vehicular Access

Land Bay A includes three right-of-way vehicular entrance/exit points. The site's existing New Dominion Parkway right-in only driveway entrance would be converted to a right-in/right-out driveway. The block's existing two-way driveway along Fountain Drive would be retrofitted, but its location and access would remain the same. A centrally-located driveway entrance/exit from Bowman Towne Drive is proposed to permit access to the ground level and underground parking structure of Buildings A2 and A3. By entering the site from New Dominion Drive or Fountain Drive, motorists would enter into Land Bay A, and have the option of either circumnavigating Plaza 1 and, entering one of the block's three interior parking structure entrance/exit points, or exiting back onto Fountain Drive or New Dominion Drive. Drivers could also enter the parking structure from Bowman Towne Drive and gain vehicular access to other portions of Land Bay A (which circles Plaza 1). There will be no vehicular access point from Land Bay A to Reston Parkway, consistent with the site's existing conditions.

Open Space and Landscaping

Within Land Bay A, 42% open space (3.76 acres) is proposed. The open space consists of the streetscape on New Dominion Parkway, Fountain Drive, Bowman Towne Drive, and Reston Parkway as well as two plazas on the interior of the land bay. Plaza 1 is a public plaza at the ground level. It will consist of an open play area for frisbee, bocce, croquet, or lawn bowling as well as a focal point in the northwest corner of the plaza that will contain an interactive water feature and/or public art. Plaza 2 is an elevated plaza north of Plaza 1. It is at the second level and surrounded on three sides by buildings A2 and A3. Pedestrians can reach Plaza 2 from within buildings A2 and A3 and from Plaza 1 by stairwells and elevators. Plaza 2 is semi-public, with an open play area for frisbee, bocce, croquet, or lawn bowling and a swimming pool restricted to residents of buildings A2 and A3.

The landscape materials are quite varied in every land bay, and will consist of canopy trees, evergreen trees, ornamental trees, evergreen shrubs, deciduous shrubs, perennials, grasses, groundcovers, and bulbs. A full listing of the planting palette is provided on sheet 56 of the PRC plan.

Pedestrian Circulation

The applicant proposes an 8 foot-wide sidewalk along New Dominion Parkway, a 6 foot-wide sidewalk along Bowman Towne Drive, a 10 foot-wide sidewalk along Fountain Drive, and a 10 foot-wide trail along Reston Pkwy. Pedestrian entrances to the buildings will be provided from the surrounding streets as well as from within the land bay.

There is an existing pedestrian tunnel that runs east-to-west underneath Reston Parkway, just south of Bowman Towne Drive, which connects the existing asphalt trail along the east side of Land Bay A with the existing asphalt trail along

the west side of the Bowman Green office complex. The approved CPA included a note that the applicant, "...at its discretion following consultation with the Hunter Mill District Supervisor's office, Reston Association and FCDOT, either (a) construct structural, facade and/or lighting improvements having a cumulative total capital cost value of \$100,000.00 inside or at the exterior ends of the existing pedestrian tunnel located beneath Reston Parkway and connecting the Property with the Bowman Green Office Condominium development (Fairfax County Tax Map #17-2 ((30)) Parcels 1-26), or (b) contribute \$100,000.00 to the Reston Association to be used for such purposes." In the event the Hunter Mill District Supervisor's office, the Reston Association and FCDOT determine that such construction or contribution is no longer necessary due to construction or contributions by others, the applicant would instead contribute \$100,000 to The Board of Supervisors to be used for other transportation improvements in the vicinity of the subject site, as determined by the Hunter Mill District Supervisor's office. This commitment has been incorporated into the PRC development conditions to ensure it is realized.

Land Bay B

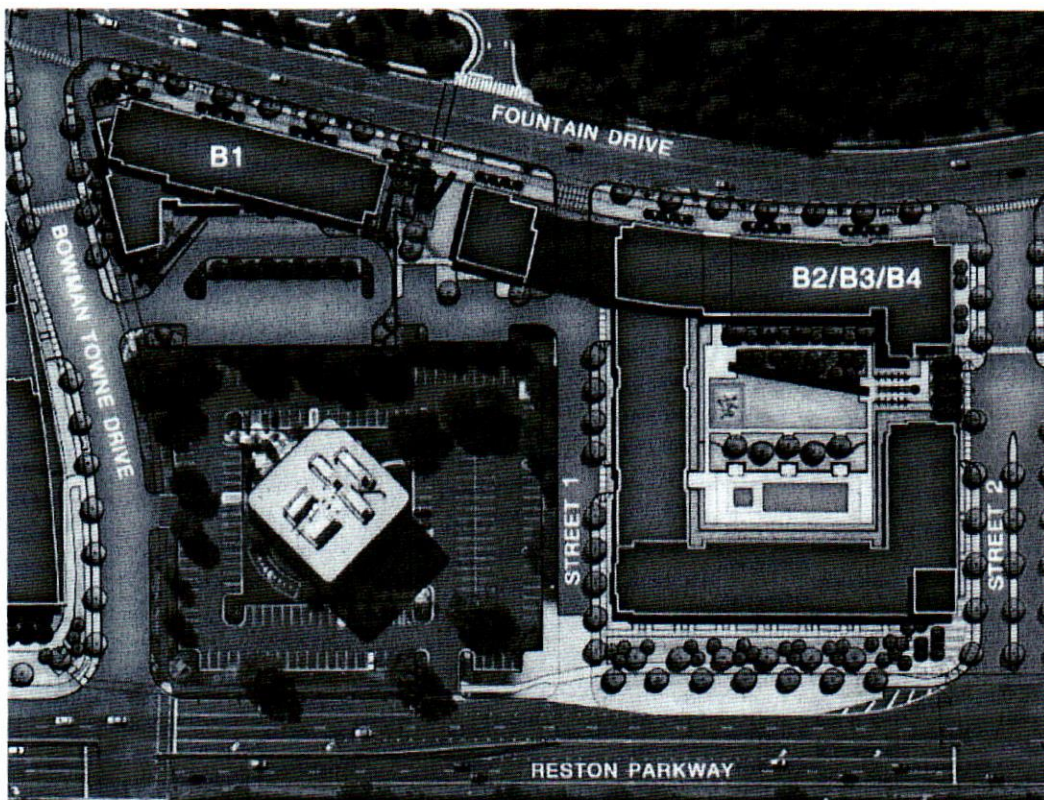


Figure 6: Land Bay B Proposal (view looking west)

Land Bay B contains 6.31 acres and is bounded by Bowman Towne Drive to the south, Private Street Two to the north, Fountain Drive to the west, and Reston Parkway and the Town Center office building to the east. Building B1 is an 11-story commercial building that is 200,000 square feet in size and contains 13,650

square feet of retail space. Building B2/B3/B4 is 12-story residential building containing 643 multi-family dwelling units and 35,000 square feet of retail space. A ground level parking area containing 38 spaces interior to Land Bay B with additional parking levels below grade is proposed to serve building B1. For Building B2/B3/B4, a parking garage with two floors above grade and four levels below grade will accommodate parking needs for the building. A total of 1,585 parking spaces are provided in Land Bay B.

Vehicular Access

The applicant is proposing two private streets, Street 1 and Street 2, that would run through the middle of the subject property and connect Reston Parkway to Fountain Drive. Upon redevelopment, Land Bay B would have five right-of-way vehicular entrance/exit points. Currently, there are three vehicular access points. The first point would be along Bowman Towne Drive, where an existing driveway entrance/exit would be retrofitted, but its location and access would remain the same. Two existing driveways along Fountain Drive, which presently give motorists access to/from the existing shopping center along this portion of Land Bay B, would be closed, and two new Fountain Drive access points would be added, not far from the existing points. As depicted in the image above, Street 1 would be located underneath Building B2/B3/B4, between Buildings B2 and B3. The opening for the street is approximately 80 feet in width and 26 feet in height. The applicant has designed the street to connect to Reston Parkway in the future; however, as noted in the development conditions, until the property located east of Land Bay B in the northwest corner of the intersection of Reston Parkway and Bowman Towne Drive (Tax Map 17-1 ((1)) 2C (the "Town Center Office Building")) is redeveloped, and such redevelopment results in the permanent closure of the Town Center Office Building's direct access to Reston Parkway, then the Applicant (or the owner of the Town Center Office Building, as applicable) will construct, subject to VDOT approval, a new, shared or joint ingress/egress point on Reston Parkway through Land Bay B and abutting the Town Center Office Building, as more particularly shown on Sheet 14 and 15 of the Concept Plan and labeled thereon as "Possible Future Connection to Reston Parkway." Regardless of whether this Reston Parkway access point is ever constructed, the PRC plan proposes three separate driveway points leading from Street 1 to Buildings B2, B3 and B4. Likewise, the applicant's proposed second access point to/from Fountain Drive would also include an interior street (Street 2) that would run parallel with Street 1, and connect Fountain Drive to Reston Parkway. This proposed private street, which would separate Land Bay B from Land Bay C, would provide one vehicular access point to the shared ground level and underground parking structure of Buildings B3 and B4.

Open Space and Landscaping

Within Land Bay B, 25% open space (1.57 acres) is proposed. The open space consists of the streetscape on Bowman Town Drive, Fountain Drive, Streets One and Two, and Reston Parkway as well as three plazas. Plaza 3 is a public plaza located directly north of Building B1 at the ground level. Pedestrians walking on Fountain Drive will have direct access to the plaza, and pedestrians can enter

Building B1 from Plaza 3 and take stairs or an elevator to the parking lot behind Building B1. Plaza 4 is a semi-public plaza that will have two points of access. A public elevator and stairs to the plaza will be available from Fountain Drive and another set of stairs will be available from Street One. Plaza 4 is surrounded by Building B2/B3/B4 and contains a tot lot, open play area, focal point with a water feature and trellis, and a swimming pool and outdoor spa. The swimming pool and spa will be separated from the tot lot and outdoor play area by a fence and landscaped area, because the pool and spa is intended to be an amenity for residents of Building B2/B3/B4. Plaza 4A is located at the southeast corner of the intersection of Reston Parkway and private Street Two. Plaza 4A is a smaller, corner plaza area which is intended to invite pedestrians into the development. Much like Land Bay A, the landscape materials are quite varied in Land Bay B and will include many species listed in the proposed planting palette.

Pedestrian Circulation

The applicant proposes a 10 foot-wide trail along Reston Parkway transitioning to an existing asphalt sidewalk in front of the Town Center office building; a 6 foot-wide sidewalk along private Street Two, private Street One, and Bowman Towne Drive; and a 20 foot-wide sidewalk along Fountain Drive which narrows to an 18 foot-wide sidewalk in front of Building B1. The primary pedestrian entrance to Building B1 is from Fountain Drive. Building B2/B3/B4 has pedestrian entry points from Fountain Drive, Street One, and Street Two.

Land Bay C

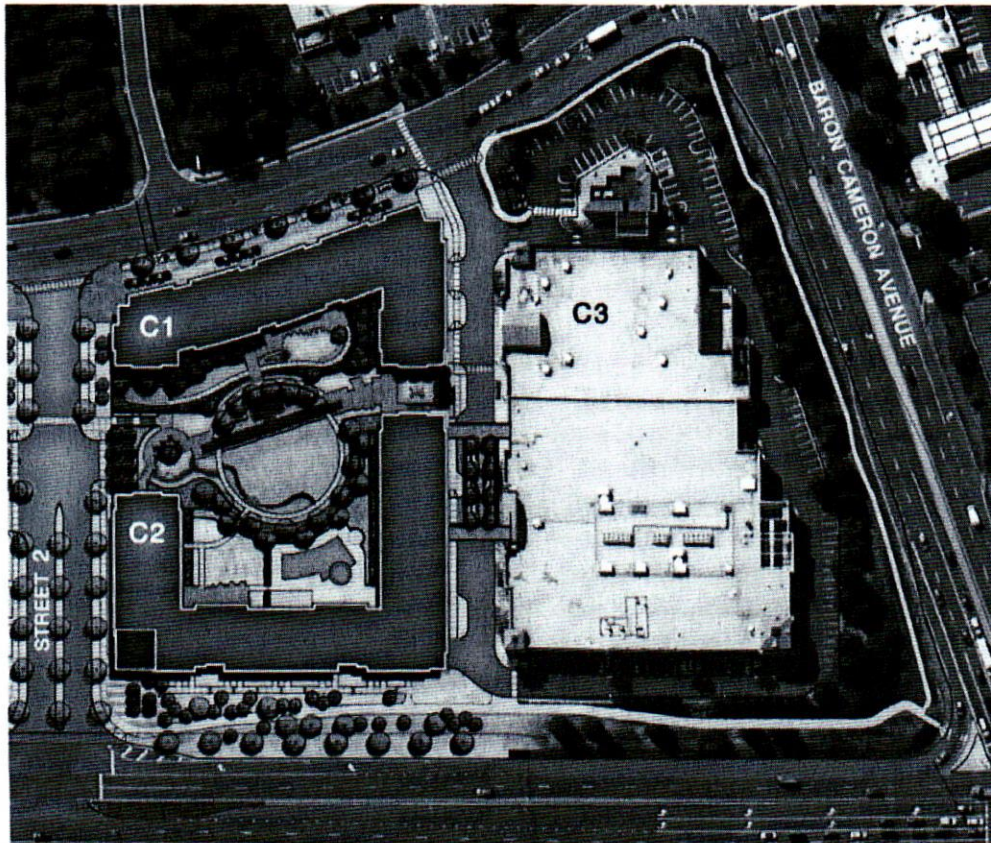


Figure 7: Land Bay C Proposal (view looking west)

Land Bay C contains 9.10 acres and is bounded by private Street Two to the south, Baron Cameron Avenue to the north, Fountain Drive to the west, and Reston Parkway to the east. Buildings C1 and C2 are multi-family residential buildings that are seven stories in height and proposed to contain a total of 237 dwelling units. Retail space in these buildings totals 47,513 square feet. Building C3 is one story and contains a grocery store that is to remain and could expand into the immediately adjacent retail space to total 83,683 square feet. A drive-in financial institution in the northwest portion of the land bay is also proposed to remain, which is 3,700 square feet in size. Buildings C1 and C2 include a parking garage that extends 3 levels above grade and 2 levels below grade. Retail customers visiting Building C3 will be accommodated within the parking garage of Buildings C1 and C2.

Vehicular Access

Land Bay C would utilize private Street Two for access from Fountain Drive and Reston Parkway. This proposed street would provide one vehicular access point to the above grade levels and underground parking structure of Buildings C1 and C2, directly across the street from the vehicular access point for Buildings B3 and B4. Land Bay C would include only one other right-of-way access point, from Fountain Drive which utilizes the existing site access and would run west to east and parallel to proposed Street 1 and Street 2 through-streets. This driveway would be located along the south side of the site's existing drive-in financial institution and the Office Depot/Harris Teeter structures, where an existing internal driveway already exists. In addition to providing vehicular access to these uses, this driveway also provides three access points to the shared ground level and underground parking structure located within residential Buildings C1 and C2. There would be no other access points from Reston Parkway or Baron Cameron Avenue, which is consistent with the site's existing configuration.

Open Space & Landscaping

Within Land Bay C, 23% open space (2.14 acres) is proposed. The open space includes the streetscape on Fountain Drive, Street Two, Baron Cameron Avenue, and Reston Parkway. Three plazas are also included within Land Bay C—Plaza 5, Plaza 5A, and Plaza 6. Plaza 5 is an elevated plaza on the interior of Building C1 and C2. Entry points are provided via stairs and elevators from Street 2 and from the driveway between the grocery store and Buildings C1 and C2. Plaza 5 contains three open play areas, a tot lot, swimming pool, and spa connected to the swimming pool. The swimming pool, spa, and one open play area will be adjacent to Building C2 and separated from the other two open play areas and tot lot via fencing and landscaping. A pedestrian can leave Plaza 5 and enter Plaza 6, which is an elevated plaza on the second level, connecting Building C2 to the grocery store. Plaza 6 will provide seating areas surrounded by trees and ornamental landscaping. Elevators and stairs will be available within Building C2 and the grocery store so the plaza can be easily reached from the north side as well. Plaza 5A is designed to once again welcome pedestrians into the development in the same manner as Plaza 4A.

Pedestrian Circulation

A 20 foot-wide sidewalk is proposed along Fountain Drive in front of Building C1 transitioning to an existing 5 foot-wide sidewalk in front of the bank at the corner of Fountain Drive and Baron Cameron Avenue. A 10 foot-wide trail along the site's Reston Parkway frontage is shown on the PRC plan as well as a 5 foot-wide sidewalk along Baron Cameron Ave. Pedestrian entrances to Buildings C1 and C2 will be provided from Street 2, the private driveway, and Fountain Drive.

Design Elements

Ground Floor Retail

On Sheets 29-31, 36, 37 and 40 of the PRC plan, the applicant has depicted the proposed ground floor retail areas for the project. Each structure within the proposed development will either include or be built-over some portion of ground floor retail, with the exception of Building C2. The General Notes of the CPA stated, "(c)ollectively, the PRC Plans for Land Bays A-C shall demonstrate that, upon completion of the Proposed Development, at least seventy-five percent (75%) of the street-level building frontage along Fountain Drive shall be available for sale or lease as Support Commercial Uses." The term "Support Commercial Uses" refers to uses designed to meet the shopping and service needs of residents, office tenants and hotel guests within the proposed development and the larger Reston Town Center area. There is 1,425 feet of street level building frontage on Fountain Drive. The Applicant has demonstrated on the PRC plan that at least 75% of this street level building frontage, or 1,069 feet, shall be available for sale or lease Support Commercial Uses.

The exterior treatments of ground-floor retail uses along Fountain Drive will create an activated building facade and pedestrian-oriented streetscape to appeal to pedestrians and vehicles passing the Property. Exterior treatments include transparent exterior storefront facades and entries, landscaping, restaurant seating areas, benches, canopies and awnings, decorative light fixtures, brick pavers, shade elements and other techniques with similar effect.

Internal Pedestrian Access

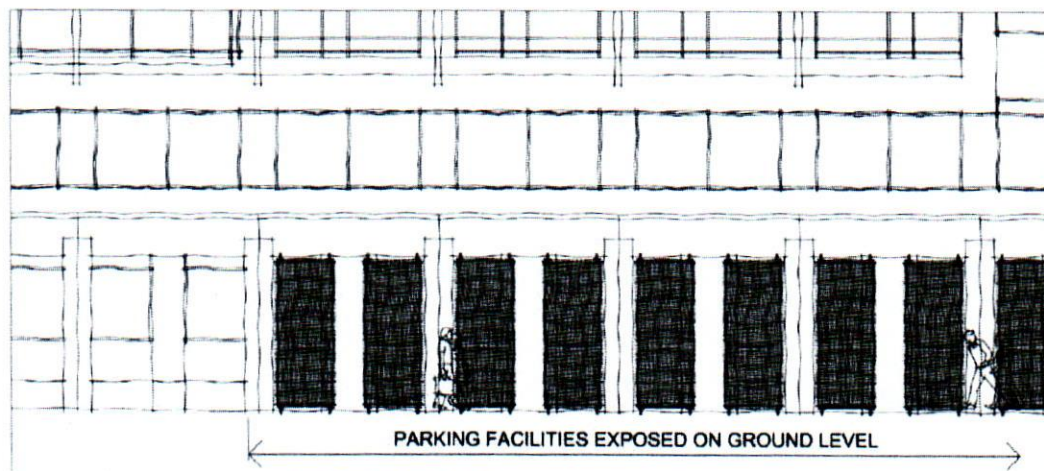
The applicant proposes to provide a pedestrian pathway internal to the site which would connect Land Bay A to Land Bay C. This internal pedestrian pathway would have a minimum width of five feet and a maximum width of 23 feet, and would meander through the proposed parking structures, primarily between the proposed structure's parking areas and ground floor retail. This 'internal sidewalk' will be constructed concurrent with each land bay's development, and will include appropriate signage, lighting and/or protections to encourage safe pedestrian passage through the structures.

Screening

In order to screen a substantial portion of the above-grade portions of each Parking structure from view along Reston Parkway , New Dominion Parkway and

Fountain Drive, the applicant has proposed architectural treatments, consisting of a vegetated screen as depicted below, and/or incorporate street-level non-residential uses.

New proposed loading bays are all internal to the property and not visible from Fountain Drive, Bowman Towne Drive, Reston Parkway, or New Dominion Parkway. Existing loading bays that are visible from Baron Cameron are located at the back of Building C3 and have screening walls which match the building façade.



Example of Proposed Screening Technique

Land Use and Environmental Analysis (Appendix 5)

Land Bay A of the application site is located approximately 0.5 miles from the future Reston Parkway metro station, which is to be completed in 2016 as part of the Dulles Corridor Metrorail Project. The site's close proximity to mass transit as well as commercial services within the Reston Town Center urban core will allow future residents to consider public transportation options and walking rather than personal vehicle use. The incorporation of office space, retail space, residential units, and public and semi-public plazas into the proposed development achieves a balanced mix of uses. Buildings in the three land bays frame major arterials to create plaza and amenity spaces within the interior of each block. Fountain Drive includes significant retail space at street level and emphasizes Fountain Drive as a pedestrian-oriented street and logical extension of the urban core. The addition of private streets breaks up the super block of Spectrum North that exists today. The gradual "stepping down" of building heights as well as the scale of development from New Dominion Parkway to Baron Cameron Avenue provides a transition from higher densities within the urban core to less dense development north of the application property.

Green Buildings

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. This project provides an excellent opportunity for incorporation of green building measures. The applicant is strongly encouraged to commit to LEED (Leadership in Energy and Environmental Design) certification for each new building.

Staff is pleased that the applicant is willing to commit to LEED Silver certification of the proposed office building. However, for the residential buildings the applicant is willing to commit to the installation of Energy Star appliances in all residential buildings. Development conditions has been added to reflect these commitments.

Issue: Workforce Housing Policy (Appendix 6)

The applicant previously committed to providing workforce dwelling units in previously approved CPA 86-C-121-02-03. In the applicable plan note, the applicant committed to provide 55 efficiency and/or one bedroom workforce dwelling units, and the note stated that these units would be be generally administered pursuant to the Board of Supervisors Workforce Dwelling Unit Administrative Policy Guidelines adopted October 15, 2007. Following approval of CPA 86-C-121-02-03, a new workforce housing policy was adopted by the Board of Supervisors on September 22, 2008, and the recommendations of staff are in accordance with the current policy.

Affordable housing recommendations are included in the Policy Plan of the Fairfax County Comprehensive Plan. More specifically, on page 2, Countywide Objectives and Policies are described: *Workforce Housing is an initiative of Fairfax County to encourage more affordable housing in the County's high-density Mixed-Use Centers, including Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, and Community Business Centers. Workforce Housing units are typically smaller in size than market rate units and are targeted to households with incomes above those required by the Affordable Dwelling Unit Program.* Workforce Housing is defined as rental or for-sale housing that is affordable to households with specified maximum income limits, adjusted for household size. Workforce Housing units provided within for-sale developments of all construction types or within rental developments of steel and concrete construction should be affordable to households with income up to and including 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area, adjusted for household size.

Resolution:

The applicant has agreed to provide twelve percent of the total number of units as workforce housing units, which equates to 172 units. Staff acknowledges the benefit to the community that will result from the applicant's proposal to provide 12% of the multi-family units as workforce housing.

While staff has not received a proposed allocation of the workforce dwelling units from the applicant, staff strongly believes to achieve the affordable housing goals outlined in the Comprehensive Plan and to realize a balanced Reston Town Center community with families of all ages and income levels as noted in the purpose and intent of the PRC District the proposed 12% workforce housing units should be allocated in three equal groupings or tiers and be available to households with income below and up to the cap for each tier as follows:

- 4% of units to households with income up to and including 80 percent of the AMI, adjusted for household size.
- 4% of units to households with income up to and including 100 percent of the AMI, adjusted for household size.
- 4% of units to households with income up to and including 120 percent of the AMI, adjusted for household size.

Staff has included a development condition that allocates the proposed 12% workforce housing units in three equal tiers to more equitably address the need to provide housing options for all income levels within in Reston Town Center.

Transportation Analysis (Appendix 7)

The Fairfax County Department of Transportation has reviewed the PRC plan and determined that all streets on which the property fronts have adequate right-of-way. The crosswalks proposed by the applicant have also been deemed acceptable. The applicant committed to incorporating certain TDM measures

into the development during the review of CPA 86-C-121-02-03. The CPA plan notes proposed to incorporate strategies such as ride matching, car sharing information, preferential parking for vanpools/carpools, distribution of SmartTrip cards, and bicycle racks to reduce vehicle trips generated by Block 16 residents. These TDM measures are included in the PRC plan as a development condition proposed by staff.

The applicant agreed to provide certain right-of-way improvements to accommodate the projected traffic generated by the project. These improvements are subject to FCDOT and VDOT approval and include the following:

- Extend the existing right turn lane along southbound Reston Parkway northward onto Street 2. This improvement will be completed prior to the issuance of the Residential Use Permit (RUP) representing more than 75% of the expected minimum number of RUPs in Land Bay C.
- Extend the existing right turn lane from southbound Reston Parkway onto westbound New Dominion Parkway. The improvements will be completed prior to issuance of the earlier of: (a) the RUP representing more than 75% of the expected minimum number of RUPs in Land Bay A; or (b) the Non-RUP representing more than 150,000 SF of nonresidential uses in Land Bay A, as shown on the approved PRC Plan for Land Bay A.
- Modify the site's existing right-in only entrance along New Dominion Parkway into a right-in/right-out vehicular access point. This improvement shall be constructed and placed into operation prior to the issuance of the earlier of the RUP representing more than seventy-five percent (75%) of the minimum number of RUPs in Land Bay A or the Non-RUP representing more than 200,000 square feet of Nonresidential Uses in Land Bay A.
- Construct a channelized left turn lane from westbound New Dominion Parkway onto southbound Fountain Drive with an optional median. These improvements would be constructed and placed into operation prior to the issuance of the earlier of: (a) the RUP representing more than 75% of the expected minimum number of RUPs in Land Bay A; or (b) the Non-RUP representing more than 200,000 SF of nonresidential uses in Land Bay A. In the event that VDOT does not approve or permit the installation of the improvements, the applicant would retain the existing right-in-only entrance from New Dominion Parkway as part of the proposed development.
- The applicant will construct an additional turn lane or through lane from northbound Fountain Drive onto Baron Cameron Avenue. The Applicant shall dedicate in fee simple to the Board of Supervisors right-of-way for the construction of such additional lane, including appropriate tapers. Subject to FCDOT and VDOT approval, actual construction of the additional lane shall be completed prior to the issuance of the first RUP for Building C1 or Building C2, whichever is later, and shall include, as approved by FCDOT and VDOT,

adjustments or upgrades to the existing traffic signal and pedestrian crosswalks as may be required to facilitate improved vehicle and pedestrian access through the intersection. As aforementioned, the Applicant seeks modification of the parking lot setback and streetscape section along Fountain Drive abutting the existing drive-in financial institution to accommodate the additional lane.

Bus Shelters

The applicant proposed seven bus shelters along the perimeter of the site. The specific location of these shelters will either be on the subject property or within the right-of-way, as mutually agreed by the applicant and FCDOT. The applicant shall install the concrete pad, the shelter itself, a trash can and improved ADA compliant connections to the existing pedestrian infrastructure. The bus shelters and trash cans would be maintained by the applicant or the future property owners' association, as applicable.

Fountain Drive

The applicant proposes to include parallel parking spaces within the existing public rights-of way along Fountain Drive by using the current outside northbound travel lane as a parking lane during off-peak hours. Handicap spaces are proposed to be part of this parking scheme during the off-peak hours. The necessary signage that will determine the hours this parking is available will be determined by FCDOT. The parallel spaces located within the public street are in addition to the total number of required parking spaces to be provided for the development.

Issue: Widening of Reston Parkway

Per the Comprehensive Plan, Reston Parkway is to be widened to a six-lane facility. FCDOT recommends that the Applicant should construct the third southbound through-lane along the site's Reston Parkway frontage. An addendum to the traffic analyses of July 29, 2011 and November 30, 2010 was reviewed by VDOT and FCDOT to re-examine the timing and/ or the need for the third lane. FCDOT continues to recommend the third southbound through lane be constructed along the site's Reston Parkway frontage to alleviate queuing onto westbound New Dominion Parkway that could affect ingress and egress onto Private Street One.

Resolution:

The proffers associated with the rezoning of the subject site to the PRC District as well as proffers associated with the other three Town Center rezonings included several commitments for the provision of transportation improvements. Transportation improvements are triggered by the phased development of Reston Town Center. Proffer B. 20 requires construction of two additional lanes of Reston Parkway between New Dominion Parkway and Baron Cameron Avenue during Phase II which is triggered once 5,500,00 square feet of office/R&D space has been constructed. The current amount of office/R&D space that has been constructed is 3,835,693 square feet and an additional 1,073,900 square feet has been approved through the PRC plan process. With the addition of the 172,000 square feet of office space proposed by the applicant in Spectrum South, the total office/R&D space is 4,007,693 square feet, which does not trigger the construction of additional lanes on Reston Parkway at this time.

The future widening of Reston Parkway for an additional southbound through lane can be accommodated within the existing right-of-way. The applicant is proposing to extend the existing southbound right turn lane onto New Dominion Parkway and has requested a turn lane waiver for the timing of this improvement as well as a waiver for a turn lane onto Private Street One. These waivers have been reviewed by VDOT, however, VDOT has denied these waiver requests. The applicant continues to work with VDOT to gain approval, but a resolution on the appropriate timing has not been reached as of the date of this report.

Urban Forest Management (Appendix 8)

The PRC plan Sheets 43-56 depicts the streetscape trees and landscaping that will be planted in each of the three land bays. Urban Forest Management Staff requests that references to streetscape sections showing planting space widths and minimum soil volumes be included in the street tree planting detail at the time of site plan. Staff finds that all other comments raised during review of previous submissions have been adequately addressed by the applicant.

Public Facilities Analyses (Appendices 9 through 14)

Fairfax County Park Authority (Appendix 9)

The subject property is located in the Upper Potomac Planning District, within the Reston Herndon Suburban Center (Land Unit D). The Reston Herndon Suburban Center Guidelines and the Park and Recreation Element of the Policy Plan support the concept of integrating urban-scale public open spaces into proposed mixed-use developments. Features such as plazas, gathering places, amphitheater and performance spaces, special landscaping, fountains, sculpture, and street furniture are appropriate in such open spaces. Recreation uses such as tennis courts, multi-use courts, volleyball courts, bocce courts, tot lots, water play features and skateboarding facilities may also be incorporated into a mixed-use setting to provide residents and employees on-site recreation opportunities.

Fairfax County Park Authority (FCPA) believes the applicant's planting palette which consists primarily of native species is appropriate, but requests that remaining species installed be non-invasive, even if they are not native. FCPA finds the focal points, tot lots, and designated open play areas added to the plaza areas since the initial PRC plan submission dramatically increase on-site recreational amenities and are appropriate in terms of urban scale and size. FCPA suggests that one or more sport courts could be added without changing the current recreational design to an area such as the open play area near the pool in Plaza 5. FCPA believes such an addition would complement amenities already depicted on the plans. The applicant has considered the addition of a sport court but has significant concerns regarding hard courts within plazas on the site. The applicant contends that noises resulting from such courts can then reverberate around internal courtyards and cause a great deal of disturbance. The applicant has instead shown lawn areas where other activities such as bocce ball, Frisbee, lawn bowling, and croquet can take place.

Fairfax County Public Schools (Appendix 10)

Fairfax County Public Schools (FCPS) calculates a yield of 125 additional students from the project's proposed residential units and recommends a monetary contribution of \$1,172,250 to address capital improvements for South Lakes High School Pyramid. FCPS recognizes this application is a PRC plan and not a rezoning application; however, FCPS requests the applicant make a contribution since a proffer was not made at the time of the original rezonings. The schools in this pyramid are projected to be overcapacity in the next six years and this contribution would offset school impacts. Staff strongly encourages the applicant to make a contribution to alleviate future overcrowding within schools in which the proposed development is located. The applicant has received a copy of the FCPS request, but has not agreed to make a contribution to help mitigate the impacts of the development on the existing schools as of the date of this report.

Fire and Rescue (Appendix 11)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #425, Reston. The Fire and Rescue Department has determined the requested improvements meet current fire protection guidelines.

Sanitary Sewer Analysis (Appendix 12)

The subject property is located in the Sugarland Run (B-2) watershed. The Blue Trains Treatment Plant has adequate capacity to serve the site for sewer service at this time, but the availability of treatment capacity for this project will, of course, depend upon the timing of development and the rate of construction in the area.

Fairfax County Water Authority (Appendix 13)

The subject property is located within the Fairfax County Water Authority Service Area. Adequate domestic water service is available at the site from existing 20-inch, 12-inch, 8-inch, and 6-inch water mains. Fairfax Water identified in their memorandum that the existing 20-inch transmission main in Reston Parkway may be in conflict with the proposed infrastructure upgrades for this project, and all developer proposed relocations of Fairfax Water transmission mains greater than 16 inches in diameter require the approval of the Fairfax Water Board. Review of proposed water main alignment will be conducted at the time of formal site plan submission. The applicant is aware that relocation of distribution/transmission water facilities necessary to accommodate the project will be at the applicant's expense and compliance with all applicable standards and regulations will be carefully reviewed at the time of site plan.

Stormwater Analysis (Appendix 14)

The site contains no protected resources and is not located on a regulated floodplain. Best Management Practices (BMPs) for water quality controls are required for this redevelopment. The applicant intends to provide BMPs using

off-site ponds. At the time of site plan, the applicant must demonstrate that these off-site ponds were designed to serve the project for water quality control, and a maintenance agreement between the owner of the off-site pond and owner of the proposed development will also be required. The applicant also intends to meet the stormwater detention requirement using existing off-site ponds. Again, at the time of site plan review, the applicant must demonstrate that the ponds were designed to provide adequate detention by providing the pre-development and post-development runoff coefficients of the subject site that were used to design the ponds. The applicant must obtain an on-site detention waiver from DPWES and show evidence of a maintenance agreement between the owner of the off-site pond and owner of the subject property prior to final site plan approval. In the event this cannot be achieved, on-site facilities in accordance with the PFM as determined by DPWES will be required. In the event on-site facilities are required, they must be provided in substantial conformance with the PRC plan to avoid review and approval by the Board of Supervisors of a PRC plan amendment.

ZONING ORDINANCE PROVISIONS (Appendix 15)

Bulk Regulations

The PRC District requires that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. The district does not impose minimum lot sizes, building heights, and maximum or minimum yard requirements for either residential or commercial structures. The proposed buildings will be dramatically different than the low-rise retail center buildings that exist today. The buildings in land bays A and B will be similar in height and bulk to other high-rise buildings located in the Town Center core and a logical extension of the pedestrian oriented, mixed use character of Reston Town Center. Land Bay C, which will contain buildings C1 and C2 at seven stories and then retain the existing retail buildings to the north at 47 feet and 40 feet, will serve as an appropriate transition to less intense development north of Baron Cameron Avenue. Staff believes the proposal is in character with the existing development in the area and will not adversely impact surrounding developments.

P-District Standards

The PRC District regulations are designed to permit a greater flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. According to the Purpose and Intent of the PRC District as contained in the Zoning Ordinance, this flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning. With every step of the planning, design and development within the PRC District (including the review of the PRC Plan), the applicant must demonstrate the achievement of the PRC objectives, which are contained in the Purpose and Intent of the PRC District (Sect. 6-301), as well as the P-District Standards, including the General and Design Standards (Sects. 16-101 and 16-102).

6-301 Purpose and Intent

Objective 1: A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income. The applicant is proposing to add residents and commercial services to the Town Center area, as previously contemplated by the entire Town Center zonings. A project in this location will allow residents to readily access nearby commercial services and jobs within the urban core by multiple modes of transportation. The applicant has also committed to providing twelve percent workforce housing to achieve a variety of housing types by income. As stated previously staff strongly believes an equitable distribution of the proposed workforce housing units per the Board of Supervisors policy should be provided to achieve a more balanced residential community with a variety of income levels. A development condition has been added to ensure equitable distribution in accordance with the Policy Plan of the Fairfax County Comprehensive Plan.

Objective 2: An orderly and creative arrangement of all land uses with respect to each other and to the entire community. The proposal will be similar to nearby mixed-use development in the Town Center and represents a furtherance of the stated intensification contemplated by the Comprehensive Plan for the Town Center. In staff's opinion, the proposed PRC Plan meets this objective.

Objective 3: A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways. The application includes improvements to the pedestrian network in the area by providing sidewalks and trails along the public and private street frontages, where in some places there currently are none. Vehicular traffic to the site will be concentrated at few entrance points to ensure the continuity of streetscape for pedestrians and bicyclists. With the exception of one parking lot next to building B1, all parking is placed underground or at grade below the proposed buildings. The bus shelters along the perimeter of the site, proximity to the Washington & Old Dominion bicycle trail, and completion of construction of the Reston Parkway Metro Station will allow both residents of the building and visitors to the site to pursue a variety of transportation options.

Objective 4: The provision of cultural, educational, medical, and recreational facilities for all segments of the community. The development is located directly north of the Reston Town Center urban core, and is also located within close proximity to the Reston Library and the Reston Hospital, all of which will provide educational, cultural, medical, and recreational facilities. In staff's opinion, the proposed PRC Plan meets this objective.

Objective 5: The location of structures to take maximum advantage of the natural and manmade environment. While this is a redevelopment project and there are few natural features on the site, the location of the three land bays and roadway network takes into account the topography of the site with underground garages and elevated plazas. The addition of two private through-streets will create a street pattern that breaks up a superblock and allows the proposed buildings to line sidewalks and trails and have interior plazas for a comfortable

pedestrian experience. Staff, therefore, believes that this objective has been satisfied with the proposed layout of buildings.

Objective 6: The provision of adequate and well-designed open space for the use of all residents. The subject application has been filed on 24.29 acres and proposes a total of 42% open space for Land Bay A and 24% open space for Land Bays B and C. This open space includes the streetscape that will surround the building and connect residents to other uses within the town center urban core as well as private and public active and passive recreation areas. Staff believes this objective is satisfied.

Objective 7: The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services. All public utilities, facilities, and service-related accommodations will be addressed at the time of site plan approval. However, Fairfax Water Authority has identified that the applicant may be required to relocate certain distribution/transmission water facilities to accommodate the project, which will require approval from the Fairfax Water Board. Staff has included a development condition to ensure this issue is fully addressed by the applicant at the site plan stage.

Section 16-101 General Standards

General Standard 1 states that the planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

The Comprehensive Plan map designates the subject area as Town Center in Land Unit D of the Reston-Herndon Suburban Center & Transit Station Areas. For this sector, the Comprehensive Plan emphasizes that a high quality living environment can be created through the provision of well-designed residential and mixed-use projects which provide active recreation, entertainment and other site amenities. Furthermore, the plan text states that each residential development should include on-site affordable housing that is well integrated and dispersed throughout the development, and the town center should develop as planned in order to provide a viable residential and commercial mix.

Staff believes the proposal will substantially conform to the Comprehensive Plan because the application proposes to achieve a mixed use project that will include amenities for residents such as active recreation and community-serving retail and proposes to redevelop a site that is currently inviting to vehicular traffic rather than pedestrian traffic and instead strives. Twelve percent of the units are proposed as affordable housing to better serve the needs of the community.

General Standard 2 states that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

As previously discussed, this PRC plan generally complies with all seven objectives of Section 6-301, which outlines the purpose and intent of Planned Residential Districts.

General Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

As aforementioned, the subject property is already developed and has been extensively graded in the past. As a result, the site no longer contains. The applicant proposes to redevelop all areas of the site with the exception of 87,833 square feet of existing retail in the northern portion of Land Bay C. The extent of redevelopment necessitates further grading and a great deal of new landscaping. The applicant proposes to continue to utilize the existing topography to achieve a roadway network and site layout that is suitable for the location of this project. Staff, therefore, believes that this objective has been satisfied with the proposed layout of buildings.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

The intensity of development is compatible to the existing scale of development that surrounds the site. Completion of the proposed project will create a development that serves both its residents and members of surrounding communities. Improvements to the site will not hinder, deter, or impede any future redevelopment of adjacent and confronting properties.

General Standard 5 states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

The subject property is located in an area where all the identified public facilities and utilities are currently available.

General Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

Future residents in the proposed building will be able to access garage parking, ground floor commercial tenants, and indoor and outdoor recreation amenities from readily accessible locations within the buildings. Sidewalks immediately adjacent to the buildings on all surrounding blocks will provide an external pedestrian link to services that include offices, retail stores, restaurants, as well as public transit. The site's close proximity to the Washington & Old Dominion Trail and the Dulles Toll Road will allow for easy access to major bicycle and vehicular travel ways as well.

The requested PRC Plan must also comply with Section 16-102, Design Standards.

Section 16-102 Design Standards

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The proposed structure will be surrounded by property zoned PRC on all sides. The applicant is not proposing to exceed the height as allowed by the applicable master conceptual plans, and the buildings will be similar architecturally to other high rise buildings in the Town Center. Therefore, staff finds that Design Standard 1 has been satisfied.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. The application contains 30% open space. In addition, the applicant currently proposes to meet the minimum parking requirements via structured parking adjacent to all buildings. The applicant will be held to the standards as described by the Zoning Ordinance for the application of signs on the site. Staff notes that, as a PRC district, the applicant could seek a Comprehensive Sign Plan for greater signage than allowed by the Zoning Ordinance. However, no such approval has been requested. Therefore, this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. This standard has been satisfied, as previously discussed in the project's conformance with Objective 3 of the Purpose and Intent of the PRC district and General Standard 6 of the General Standards Section of 16-101.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application request to redevelop the 24.68 acre site and construct a mixed use development containing 774,879 gross square feet of office, retail, and hotel uses at a density of 0.67 FAR; 1,422 multi-family residential dwelling units; a minimum of 4,648 parking spaces; and a minimum of 30% open space is in harmony with the approved development plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of PRC 86-C-121-04, subject to the development conditions set forth in Appendix 1 of the Staff Report.

Staff recommends approval of a modification of the loading space requirement.

Staff recommends approval of a modification of the parking lot setback requirement along Fountain Drive to that shown on the PRC plan.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirement along Fountain Drive to that shown on the PRC plan.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this PRC Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. RZ 86-C-121 (1987 Proffers)
4. Land Use and Environmental Analysis
5. Workforce Housing Policy
6. Transportation Analysis
7. Urban Forest Management Division
8. Fairfax County Park Authority
9. Fairfax County Public Schools
10. Fire and Rescue
11. Sanitary Sewer Analysis
12. Fairfax County Water Authority
13. Stormwater Analysis
14. Zoning Ordinance Provisions
15. Glossary

PROPOSED DEVELOPMENT CONDITIONS

PRC 86-C-121-04

September 15, 2011

1. The following conditions supersede all previously approved conceptual plan notes or development conditions that affect the application property. If a conflict arises between these conditions and a note on the PRC plan, these conditions shall take precedence.
2. Irrespective of the maximum number of residential dwelling units listed on the PRC plan, the maximum number of residential dwelling units provided on Parcel 3K shall be limited to 542 units and the maximum number of residential dwelling units on Parcels 3P and 3Q shall be limited to 880 units.
3. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "PRC 86-C-121-04 The Spectrum at Reston Town Center" prepared by Urban Ltd., consisting of 95 sheets, and dated November 30, 2010 as revised through August 19, 2011. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
4. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification for the installation of utilities and/or trails as determined necessary by the Director of DPWES.
5. A minimum of twelve percent (12%) of the total number of dwelling units constructed on the Property shall be provided as workforce dwelling units ("WDUs"). WDUs shall be made available in three tiers as follows:
 - (a) Four percent (4%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including eighty percent (80%) of AMI;
 - (b) Four percent (4%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including one hundred percent (100%) of AMI;
 - (c) Four percent (4%) of the total number of dwelling units constructed on the Property shall be affordable for rental or purchase by households earning up to and including one hundred twenty percent (120%) of AMI.

Provision of the WDUs shall be generally administered pursuant to the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted October 15, 2007.

6. If a waiver of on-site stormwater management is not granted by DPWES, then required on-site facilities shall be provided, as determined by DPWES. If facilities cannot be provided in conformance with the PRC plan, a PRCA shall be required.
7. Building Heights. Building heights for each building or structure in the Proposed Development shall be in conformance with the range of building heights set forth on the PRC Plan, and the governing development plan for the Property approved with RZ 86-C-121.
8. Lighting. All on-site outdoor and parking garage lighting shall comply with the Outdoor Lighting Standards of Section 14-900 of the Fairfax County Zoning Ordinance.
9. Parking. Parking for the Proposed Development shall comply with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by DPWES, for the uses established within the Proposed Development.
 - A. As shown on the PRC Plan, the Applicant shall use architectural treatments and/or incorporate street-level Non-Residential Uses or Residential Units to screen a substantial portion of the above-grade portions of each parking structure(s) from view along Reston Parkway, New Dominion Parkway and Fountain Drive.
 - B. Subject to approval by the Fairfax County Department of Transportation ("FCDOT") and the Fairfax County Fire Marshal ("Fire Marshal"), in consultation with the the Virginia Department of Transportation ("VDOT"), the Applicant shall be permitted to establish parallel on-street parking on the newly constructed streets within each Land Bay and/or within the existing public rights-of-way along Fountain Drive by using the current outside northbound travel lane as a parking lane, as more particularly shown on Sheets 10-12 of the PRC Plan (the "Parallel Spaces"). The location of the proposed Parallel Spaces shall be shown, as applicable, on each site plan submitted for the Proposed Development. The Parallel Spaces may be established in phases or at one time, as determined by the Applicant and FCDOT, as required. The Parallel Spaces located on public streets shall be in addition to the total number of required parking spaces to be provided with the Proposed Development under Article 11 of the Zoning Ordinance. Provided that the area of the proposed Parallel Spaces remains part of the public rights-of-way, the use/operation of such Parallel Spaces shall be governed by such rules and limitations as may be

established by FCDOT and/or VDOT, including the placement of directional signage along Fountain Drive in the vicinity of the Parallel Spaces, either inside or outside of the right-of-way, containing information about the permitted use/operation of the Parallel Spaces. Such signage shall conform with FCDOT requirements and be submitted to FCDOT for review and approval as part of site plan approval for each Land Bay of the Proposed Development in which some or all of the Parallel Spaces are proposed. No on-street striping for the Parallel Spaces shall be permitted without approval by FCDOT and/or VDOT.

10. Landscape Plan. A landscape plan shall be submitted as part of the first and all subsequent site plan submissions that is in substantial conformance with the landscaping shown on Sheet 8 of the PRC Plan for the review and approval of the Urban Forest Management Division (UFMD), DPWES.
 - A. The Landscape Plan shall maintain the quality and quantity of plantings and materials shown on the PRC Plan and shall include the use of additional shade trees as determined by the Applicant in conjunction with UFM and DPWES. The Landscape Plan shall include, among other things:
 - i. Detailed planting schedule for the portion of the Proposed Development under review, including the size, type and arrangement of proposed plantings;
 - ii. Irrigation information;
 - iii. Design details and specifications for structural cells used where plantings are to be located on top of structures or within planting areas restricted by curbs or paving, and/or other methods to be used to ensure the viability of the proposed plantings as determined by Urban Forest Management. In all cases the exposed surface area of planting spaces shall be a minimum of six feet in width and a rooting area a minimum of 8 feet wide, which can be achieved in instances where open surface area is less than 8 feet by providing suitable rooting area below paved surfaces incorporating uncompacted soil;
 - iv. Soil volume for Category III or IV trees equaling a minimum of 700 cubic feet per tree for single trees; a minimum of 1200 cubic feet for two trees planted in a contiguous planting area; and 500 cubic feet per tree for three trees or more planted in a contiguous area;
 - v. Contiguous planting areas to the fullest extent possible;
 - vi. Soil in areas previously compacted to be tilled and amended as necessary, based on soil reports for fertility and compaction, to a depth of eighteen inches (18");
 - vii. Landscape designs shall incorporate diversity that will allow for flexibility in replacing trees in the event that a particular tree species comes under pressure from pests or disease, or otherwise proves unsuitable for specific environmental conditions on the site;
 - viii. Other information that may be requested by the UFM; and

APPENDIX 1

- ix. At the time of issuance of the first RUP or Non-RUP, the Applicant shall provide documentation, including written confirmation from a certified arborist or landscape architect, verifying installation of trees consistent with this commitment.
 - B. The Applicant shall install and maintain plantings and other landscape materials on the top deck of the parking structures. As part of each Landscape Plan submitted with each site plan, the Applicant shall demonstrate how such plantings shall be installed and maintained, as reviewed and approved by UFM. Such installation and maintenance may include a natural soil matrix over an under-drain system or another method approved by UFM.
 - C. The Applicant shall install street trees and planting areas along all public and private streets consistent with the streetscape plans included on the PRC Plan. Street trees generally should be planted in raised beds at least eight (8) feet in width and shall be located between the vehicle travel lanes and the sidewalk subject to the review and approval of UFM.
10. Plazas. The Applicant shall provide plazas 1, 2, 3, 4, 4A, 5, 5A, and 6 as shown on the PRC Plan. As part of each site plan submission, the Applicant shall continue to frame the plazas in a manner that activates all or portions of each plaza, such as by providing secondary access to ground-floor retail uses through the plaza or the location of residential amenities on the same level as the plaza area. Each of the plazas shall be accessible to visitors to and guests of the Proposed Development between the hours of 7:00 a.m. and 11:00 p.m., provided that nothing herein shall prevent the Applicant from installing security features such as fences, gates or similar facilities to separate quasi-public areas from private resident amenities (e.g. swimming pools, etc.).
11. Sidewalks shall be constructed by the Applicant concurrent with the phased development of the Property. All sidewalks located outside or partially within the public right-of-way shall be maintained by the Applicant and/or property owners association, as applicable, in accordance with VDOT policy concerning private sidewalks in public rights-of-way. Sidewalk improvements wholly located within existing or proposed rights-of-way shall be approved by VDOT and/or FCDOT, as applicable.
- A. Streetscape Improvements and Designs. – Fountain Drive, New Dominion Parkway and Bowman Towne Drive shall be designed with the streetscapes generally as shown on the PRC Plan, including retail doors that open directly to the street where possible.
 - B. Reston Parkway Trail – Subject to VDOT approval and the need to secure any offsite easements, as applicable, the Applicant shall construct or

APPENDIX 1

upgrade the existing asphalt trail along Reston Parkway to a Type I Asphalt Trail with a minimum width of ten feet (10') inside a twelve foot (12') access easement, as more particularly shown on Sheets 46, 50, and 54 of the PRC Plan and labeled thereon as "Pedestrian and Bike Route." The Applicant shall construct the trail improvement and install such supplemental landscaping, benches, and similar amenities prior to the issuance of the first RUP for the Land Bay that is the subject of the site plan.

- C. Pedestrian Connection Through Spectrum Site. The Applicant shall construct a pedestrian pathway across or through each Land Bay of the Proposed Development linking New Dominion Parkway to Buildings C3 and C4, as more particularly shown on Sheet 58 of the PRC Plan (the "Pedestrian Pathway"). The Pedestrian Pathway shall be a minimum five feet (5') in width and be constructed concurrent with each phase of the Proposed Development over which it crosses. The Applicant also shall include appropriate signage, lighting and/or protections to encourage safe pedestrian passage through or between the structure(s).
- D. Pedestrian Crosswalks. Subject to FCDOT and/or VDOT approval, the Applicant shall provide signalized, un-signalized and/or striped pedestrian crosswalks on Fountain Drive in the general locations shown on Sheet 58 of the PRC Plan. Such signals and/or crosswalks shall be included on the site plans for each Land Bay of the Proposed Development to which such crosswalk connects and installed, subject to FCDOT and/or VDOT approval, prior to the issuance of the first RUP or Non-RUP for the Land Bay to which the crosswalk connects, where applicable.
- E. Pedestrian Crossings at Baron Cameron Avenue. As part of the first site plan approval for Land Bay C, the Applicant shall submit to VDOT an analysis of the existing and projected pedestrian and vehicular movements at the intersections of (a) Baron Cameron Avenue and Reston Parkway and (b) Baron Cameron Avenue and Fountain Drive to determine if modifications to the lane striping or pedestrian crosswalks/signals are warranted following completion of development in Land Bay C. In the event VDOT determines that modifications to the intersection striping, signal timing or pedestrian crossings are warranted, then the Applicant shall implement such modifications: (a) consistent with the findings of the required transportation impact analysis for Land Bay C, or (b) prior to the issuance of the earlier of (i) the RUP representing more than fifty percent (50%) of the expected RUPs in Land Bay C or (ii) the Non-RUP representing more than fifty percent (50%) of the non-residential square footage in Land Bay C, whichever is later.
- F. Bicycle Racks – The Applicant shall provide secure bicycle storage in locations convenient to the office, multifamily residential and retail uses on

the following basis: (i) one (1) bicycle parking space for the first 7,500 square feet or portion thereof of office gross floor area and one (1) additional bicycle parking space for each additional 20,000 square feet or portion thereof of office gross floor area in each building; (ii) one (1) bicycle parking space for the first five (5) multifamily residential units or portion thereof and one (1) additional bicycle parking space for each additional fifty (50) multifamily residential units or portion thereof; and (iii) two (2) bicycle parking spaces for every 10,000 square feet of portion thereof of the minimum 135,000 square feet of retail. The bicycle parking spaces for office and multifamily uses as required herein shall be located within a structure. The bicycle parking spaces for retail uses as required herein shall be installed at exterior locations that are visible from the retail uses and do not block sidewalks. The exact locations of the bicycle parking spaces and lockers to be provided in each Land Bay of the Proposed Development shall be determined by FCDOT at the time of site plan. The bicycle parking spaces and lockers shall be installed prior to the issuance of the first RUP or Non-RUP for the portion of the Proposed Development covered by the site plan on which the applicable bicycle parking spaces and lockers are shown. In addition, the Applicant shall provide one (1) shower per gender for every 50,000 square feet of office gross floor area, up to a maximum of three (3) showers per gender in each office building.

12. Reston Parkway Tunnel. Prior to the issuance of the first RUP or Non-RUP in Land Bay A of the Proposed Development, the Applicant shall, at its discretion following consultation with the Hunter Mill District Supervisor's office, Reston Association and FCDOT, either (a) construct structural, façade and/or lighting improvements having a cumulative total capital cost value of \$100,000.00 inside or at the exterior ends of the existing pedestrian tunnel located beneath Reston Parkway and connecting the Property with the Bowman Green Office Condominium development (Fairfax County Tax Map #17-2 ((30)) Parcels 1-26), or (b) contribute \$100,000.00 to the Reston Association to be used for such purposes. In the event the Hunter Mill District Supervisor's office, the Reston Association and FCDOT determine that such construction or contribution is no longer necessary due to construction or contributions by others, the Applicant shall instead contribute \$100,000.00 to the Fairfax County Board of Supervisors to be used for other transportation improvements in the vicinity of the Property, as determined by the Hunter Mill District Supervisor's office. The Applicant shall not locate ancillary or accessory improvements associated with the Proposed Development in a manner that negatively affects pedestrian safety or visibility at or immediately adjacent to the Reston Parkway Tunnel, such as the location of large trash receptacles, trash compactors, or loading docks at the tunnel entrance. All monetary contributions required by this condition shall be adjusted upward or downward based on the percentage change in the annual rate of inflation as calculated by referring to the Consumer Price Index for all urban consumers (CPI-U), 1982-1984 = 100 (not seasonally adjusted) as reported by

the United States Department of Labor, Bureau of Labor Statistics occurring subsequent to the date of application approval and up to the date of payment. In no event shall an adjustment increase exceed the annual rate of inflation as calculated by the CPI-U.

13. Transportation Impact Analyses. The Applicant shall, as part of the first site plan approval for each Land Bay, complete a transportation impact analysis analyzing the transportation impacts of the uses and structures included on the PRC Plan for such Land Bay (each a "TIA"). The TIA shall be completed in accordance with FCDOT and VDOT standards.
14. Traffic Signal Warrants. As part of each site plan for a building(s) within a Land Bay that is the subject of an approved PRC Plan, the Applicant shall submit to VDOT a traffic signal warrant study for traffic signals at each public street intersection abutting the Land Bay in which the site plan property is located; provided, however, that if a signal already has been determined by VDOT as warranted at the subject intersection(s), then no such warrant study shall be required. Should the warrant study determine that a traffic signal at such location(s) will be warranted upon completion of the development shown on the approved PRC Plan for the subject Land Bay, then, prior to the issuance of the first RUP or Non-RUP, as applicable, for the building that triggers the requirement for such signal (and subject to timely VDOT approval of the signal construction plans), the Applicant shall design and install such signal, including audible (if approved by VDOT), pedestrian-activated countdown signals across all four (4) legs of the subject intersection. If, based on the warrant studies, VDOT determines that a traffic signal at the subject intersection(s) will not be warranted until a time subsequent to expected bond release for the development within the subject Land Bay, then the Applicant shall provide an escrow for the cost of such signal prior to final bond release for the last building in the Land Bay in lieu of construction in an amount to be determined by FCDOT. FCDOT shall be permitted to use such contribution amount for other transportation improvements serving the Property, as determined by FCDOT.
15. Reston Parkway.
 - A. Right Turn Lane at New Dominion Parkway. Subject to VDOT and FCDOT approval, the Applicant shall extend northward the existing right turn lane from southbound Reston Parkway onto westbound New Dominion Parkway in accordance with VDOT standards, as more particularly shown on the PRC Plan. These improvements shall be shown on all applicable site plans for development in Land Bay A and shall be completed (but not necessarily accepted by VDOT for maintenance) prior to issuance of the earlier of (a) the RUP representing more than seventy-five percent (75%) of the minimum number of RUPs in Land Bay A or (b) the Non-RUP representing more than 150,000 square feet of

Nonresidential Uses in Land Bay A, as shown on the approved PRC Plan for Land Bay A.

- B. Right Turn Lane From Baron Cameron Avenue. Subject to VDOT and FCDOT approval, the Applicant shall extend northward to Baron Cameron Avenue the existing right turn lane along southbound Reston Parkway onto proposed private Street Two as shown on the PRC plan. The turn lane extension shall be shown on all applicable site plans for development in Land Bay C and shall be completed (but not necessarily accepted by VDOT for maintenance) prior to issuance of the RUP representing more than seventy-five (75%) of the minimum number of RUPs in Land Bay C.
16. New Dominion Parkway. Subject to approval by VDOT and FCDOT, the Applicant shall convert the existing right-in-only entrance from New Dominion Parkway in Land Bay A to a right-in/right-out intersection, including, if approved by VDOT and FCDOT, a channelized left turn lane from westbound New Dominion Parkway onto southbound Fountain Drive (collectively, the "New Dominion Improvements"), as more particularly shown on the PRC Plan. If required by VDOT and/or FCDOT, the Applicant shall eliminate the proposed "pork chop" island included in the New Dominion Improvements and make other adjustments to the design of such improvements as may be requested by VDOT and/or FCDOT. The New Dominion Improvements shall be included on all site plans for Land Bay A of the Proposed Development and, if approved, shall be constructed and placed into operation (but not necessarily accepted into the VDOT system for maintenance) prior to the issuance of the earlier of (a) the RUP representing more than seventy-five percent (75%) of the minimum number of RUPs in Land Bay A or (b) the Non-RUP representing more than 200,000 square feet of Nonresidential Uses in Land Bay A. In the event VDOT does not approve or permit the installation of the New Dominion Improvements, then the Applicant may retain the existing right-in-only entrance from New Dominion Parkway as part of the Proposed Development.
17. Bowman Towne Drive. The Applicant shall, subject to VDOT approval, (a) remove the existing median treatments and stop signs along each approach to the subject intersection and (b) re-stripe Bowman Towne Drive as a four-lane undivided section between Reston Parkway and Fountain Drive.
18. Future Connection to Reston Parkway. At such time as the property located east of Land Bay B in the northwest corner of the intersection of Reston Parkway and Bowman Towne Drive (Tax Map 17-1 ((1)) 2C (the "Town Center Office Building")) is redeveloped, and such redevelopment results in the permanent closure of the Town Center Office Building's direct access to Reston Parkway, or at the time of the first site plan submission for Land Bay B, whichever first occurs, the applicant shall escrow a pro rata contribution as determined by DPWES for the construction of a new shared or joint ingress/egress point on Reston Parkway through Land Bay B and abutting the Town Center Office Building, as more

particularly shown on Sheet 11 of the PRC Plan and labeled thereon as "Possible Future Connection to Reston Parkway." The applicant shall include detailed engineering designs for the Possible Future Connection to Reston Parkway on site plans for Land Bay B, if similar plans have not been provided by others for the redevelopment of the Town Center Office Building. The Possible Future Connection to Reston Parkway shall not be constructed except upon the permanent closure of the Town Center Office Building's direct access to Reston Parkway as determined by FCDOT. If FCDOT, in consultation with VDOT, determines at a future date that the connection shall not be constructed, the funds escrowed by the applicant may be used for other transportation improvements in the vicinity of the site as determined by the Hunter Mill District Supervisor's office.

19. Fountain Drive Turn Lane. In the event that VDOT determines that one additional turn lane or through lane from northbound Fountain Drive onto Baron Cameron Avenue would be warranted, then, as part of site plan approval for the earlier of either Building C1 or C2, the Applicant shall dedicate in fee simple to the Board of Supervisors right-of-way for the construction of such additional lane, including appropriate tapers. Subject to FCDOT and VDOT approval, At the time of site plan submission the applicant shall escrow a pro rata contribution as determined by DPWES for the construction of actual construction of the additional lane shall be completed by the Applicant prior to the issuance of the first RUP for Building C1 or Building C2, whichever is later, and shall include, as approved by FCDOT and VDOT, adjustments or upgrades to the existing traffic signal and pedestrian crosswalks as may be required to facilitate improved vehicle and pedestrian access through the intersection.
20. Baron Cameron Avenue. The Applicant shall install curb and gutter along the Baron Cameron Avenue site frontage.
21. Final Signal Adjustments. Prior to the issuance of the final RUP or Non-RUP for the Proposed Development, the Applicant shall submit to VDOT an analysis of the existing and new traffic signals located along Fountain Drive and Reston Parkway that abut the Property, including (i) New Dominion Parkway, (ii) Bowman Towne Drive, (iii) Baron Cameron Avenue and (iv) any new entrances to the Property to determine whether adjustments to the signal timings of one or more of the studied traffic signals would improve or enhance circulation through the intersections analyzed. The signal timing study shall include updated traffic counts based on the occupancy of the Proposed Development as of the date of the study. In the event VDOT determines that adjustments to the signal timing are warranted, then the Applicant shall make such adjustments prior to bond release for the Proposed Development.
22. Transportation Demand Management Plan. All Nonresidential Uses in the Applicant's Proposed Development shall participate in the LINK programs and activities in accordance with the proffers approved as part of RZ 86-C-121, as

amended. Residential Uses in the Proposed Development shall adhere to the transportation demand management ("TDM") strategy set forth in this condition.

A. TDM Plan. The Applicant and subsequently, as appropriate, the respective condominium association(s) shall develop and implement a plan to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking (collectively, the "TDM Plan"), in order to reduce automobile trips generated by the Residential Units in the Proposed Development. The TDM Goal (as defined in this Note) and TDM Plan shall not apply to the Nonresidential Uses in the Proposed Development, as the Non-Residential Uses are subject to a separate TDM requirement and program approved as part of RZ 86-C-121, as amended. Nevertheless, the Applicant shall use its best efforts to coordinate its TDM Plan for the Residential Units with the existing LINK program serving the Property and explore using a single PM (as defined in this Note) to provide TDM services and promote transit and other services for both the Nonresidential Uses and the Residential Units in the Proposed Development.

- i. TDM Goal. TDM strategies, as detailed below, shall be utilized by the Applicant in order to reduce the P.M. peak hour trips by a minimum of twenty percent (20%) from the total number of vehicle trips that would be expected from the Full Occupation of the Proposed Development (the "Baseline Trips") under the Institute of Traffic Engineers (ITE) Trip Generation Manual, 7th Edition (the "TDM Goal"). For purposes of this Note, "Full Occupation" of the Proposed Development shall be deemed to occur upon the issuance of (a) one hundred percent (100%) of all RUPs and (b) Non-RUPs representing fifty percent (50%) or more of the total ground-floor Nonresidential Uses approved on PRC Plans for the Proposed Development.
- ii. Because the reduction of trips depends, in part, on the synergy of uses created through implementation of the Proposed Development, the TDM Goal shall be phased in accordance with the issuance of RUPs and Non-RUPs for the Support Commercial Uses as follows:

TDM Phase	(RUP)	(Non-RUPs)	TDM Trip Reduction Goal
I	1 to 600	> 35%	15%
II	601 or more	< 35%	20%

- iii. In the event the Applicant constructs fewer than 1,442 Residential Units as part of the Proposed Development, then the Baseline Trips shall be calculated as if the full 1,442 Residential Units of the Proposed Development actually had been constructed as reflected on the Concept Plan. Residents of the Proposed Development shall be advised of the TDM Goal and the TDM strategies by the PM (as defined in this Note) through the annual dissemination of written materials summarizing the availability of the TDM strategies. Further, written materials will also be included in the respective sale, lease or condominium association documents for future residents.
- B. Program Manager. Within three (3) months following approval of the first building permit for the first Residential Unit, the Applicant (and thereafter, as applicable, the condominium association) shall designate an individual to act as the Program Manager ("PM") for the Property, whose responsibility will be to implement the TDM strategies, with on-going coordination with FCDOT. The PM's name and contact information will be filed with FCDOT within 30 days of this designation, and updated within 30 days if there are any changes in staffing or contact information. The PM duties may be a part of other duties assigned to the individual(s).
- C. TDM Plan. In order to meet the TDM Goals set forth in this Note, the Applicant shall implement the TDM Plan. A draft copy of this plan, including information on how the TDM Plan will interact and be coordinated with the existing LINK program, shall be provided to FCDOT for review and comment prior to the issuance of the first building permit for the first Residential Unit on the Property. Should FCDOT seek modifications to the TDM Plan, the Applicant shall work in good faith with FCDOT and shall amend the TDM Plan as mutually agreed to by the Applicant and FCDOT. If FCDOT does not comment on the TDM Plan within sixty (60) days following its submission, the TDM Plan shall be deemed approved. Once the TDM Plan is approved by FCDOT, the Applicant shall implement the TDM Plan. Because the TDM Plan represents the strategy to be employed by the PM to meet the TDM Goal, the TDM Plan may be amended from time to time, subject to approval of FCDOT, without the requirement to secure a CPA; provided, however, that the TDM Goal shall not be amended absent approval of the Planning Commission. The TDM Plan and any amendments thereto shall include provisions for the following with respect to the Residential Units:
 - i. A targeted marketing program for residential sales/leases that encourages and attracts residents who are inclined to use transit services, such as one or no-car individuals/families to live in the Proposed Development; provided, however, that such marketing shall be completed on a non-discriminatory basis in conformance

with the Fair Housing Act and all other applicable laws and regulations;

- ii. Integration of transportation information, including transit maps, schedules and forms, ride-sharing and other relevant transit option information into residential sales/rental kits;
- iii. Coordination/Assistance with vanpool and carpool formation programs, including Reston's LINK program, ride matching services, adjacent office buildings and homeowners associations, and established guaranteed ride home programs;
- iv. A parking management plan, which shall include (i) a unit sales/rental program/policy under which each residential unit is allocated on a non-exclusive basis one (1) parking space as part of the base purchase/rental price, and that additional parking spaces may be purchased/leased at market rates for the surrounding area; and (ii) dedicated preferential space for residential vanpools and car-sharing vendors not otherwise addressed herein;
- v. Distribution of fare media or other incentives, at least one time and in the amount of at least \$40.00, to all initial residents of driving age, including distribution of SmartTrip cards (or similar transit fare cards) to all new residents of the Proposed Development upon execution of their initial lease or at closing, as applicable, as well as on select occasions as an incentive;
- vi. Use of car sharing program(s), subject to agreement with third-party vendor(s) (such as ZipCar/FlexCar);
- vii. Establishment of a phasing strategy, coordinated with FCDOT as provided herein, to address which TDM strategies are implemented at what time;
- viii. The residential buildings of the Proposed Development shall be hardwired to provide high-capacity, high-bandwidth communication lines or the equivalent wireless access; and
- ix. "Personalized transportation advising" integrated into new unit walk-throughs, including appropriate training of sales/leasing agents.

- D. TDM Account. Concurrent with the designation of the PM and each calendar year thereafter, the Applicant, through the PM, shall establish and fund a TDM account (the "TDM Account") sufficient to implement the TDM Plan for the remainder of the year and for the next calendar year, which initial amount shall not be less than \$100,000.00. Within sixty (60) days of the end of each calendar year thereafter, the PM shall re-establish

the TDM Account for the forthcoming year, with review and comment by FCDOT, which thereafter shall be utilized by the PM each year to implement the TDM strategies and costs and expenses associated therewith. As applicable, a line item for continued funding of the TDM Account shall be included in the annual condominium association budget upon the establishment of the condominium association, as applicable. The condominium association documents shall provide that the TDM Account shall not be eliminated as a line item in the condominium association budget, and that funds in the TDM Account shall not be utilized for purposes other than to fund implementation of the TDM Plan. The PM shall consult with FCDOT to develop and implement the initial TDM strategies. TDM strategies ii, iii, v, and viii set forth above shall be established prior to the issuance of the first RUP on the Property. All other TDM strategies shall be established concurrent with the issuance of the first RUP for each successive residential building constructed on the Property, as appropriate for each TDM strategy.

E. Monitoring.

- i. No later than one (1) calendar year following the issuance of the first RUP for each new residential building on the Property, the Applicant shall evaluate the effectiveness of the TDM Plan in meeting the phased TDM Goal using surveys and/or traffic counts prepared by the PM, as approved by FCDOT. The Applicant shall coordinate with FCDOT regarding the scope of the traffic counts. All costs exclusive of those of the PM, such as the employment of a traffic consultant, associated with undertaking the traffic study shall be funded outside the TDM Account. The Applicant shall submit the results of the surveys and traffic counts to FCDOT to permit the Applicant and FCDOT to determine if the TDM Goal has been met. If FCDOT has not responded to such submission within sixty (60) days, the survey and count data for that year shall be deemed approved. Such TDM surveys shall be conducted annually for two (2) years following the initial survey for each new residential building. If the TDM surveys show that the applicable TDM Goal is being met for two (2) consecutive years following initial occupancy of each new residential building, the Applicant shall proceed with the TDM strategies as implemented and not be required to conduct additional trip counts until the next residential building is constructed and RUPs issued therefore.
- ii. In the event any TDM survey and traffic count indicates that the applicable TDM Goal has not been met, the Applicant shall meet with FCDOT to review the strategies in place and to develop modifications to the TDM strategies, adopt additional TDM strategies and/or conduct additional traffic counts, as deemed

appropriate by FCDOT, that will facilitate meeting the TDM Goal. If the TDM Goal is not met for two (2) consecutive surveys and traffic counts, then the Applicant, or the successor condominium association, shall contribute Fifty and No/Dollars (\$50.00) per residential unit constructed on the Property to the TDM account to be utilized on supplemental TDM strategies approved in cooperation with FCDOT. The TDM Goal, the TDM strategies and potential for such TDM penalty shall be disclosed in the condominium association documents.

- iii. If the TDM surveys show that the Phase II TDM Goal is being met for two (2) consecutive years following Full Occupancy of the Proposed Development, the Applicant shall proceed with the TDM strategies as implemented and not be required to conduct additional trip counts.
- 23. Bus Shelters. The Applicant shall relocate existing and/or construct a maximum total seven (7) bus shelters at locations along Fountain Drive, Bowman Towne Drive, or New Dominion Parkway, either on the Property or within the right-of-way, as mutually agreed by the Applicant and FCDOT. The precise locations of the bus shelters shall be determined in consultation with FCDOT and VDOT and installed by the applicant as part of site plan approval(s) for each Land Bay of the Proposed Development. Each bus shelter installed shall be consistent with the design and quality of shelters installed by Fairfax County in the vicinity of the Property and shall be limited to installation of the concrete pad, the shelter itself, a trash can and improved ADA compliant connections to the existing pedestrian infrastructure. The bus shelters and trash cans shall be maintained by the Applicant or a property owners association, as applicable.
- 24. Resident Amenities and Facilities. As part of its construction of residential buildings in the Proposed Development, the Applicant shall provide amenities and facilities designed to meet the needs of the occupants of such buildings. The Applicant shall expend a minimum of \$1,600.00 per market-rate Residential Unit on on-site recreation facilities and resident amenities to meet the needs of residents of the Proposed Development. Prior to final bond release for the Proposed Development, the balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority and used to support the provision of recreation facilities serving the Proposed Development. All monetary contributions required by this condition shall be adjusted upward or downward based on the percentage change in the annual rate of inflation as calculated by referring to the Consumer Price Index for all urban consumers (CPI-U), 1982-1984 = 100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics occurring subsequent to the date of application approval and up to the date of payment. In no event shall an adjustment increase exceed the annual rate of inflation as calculated by the CPI-U.

- A. Buildings A2 and A3. The Applicant shall provide the following facilities or amenities in one or both of Buildings A2 and A3, provided that a substantially-comparable level of amenities are provided in each building or are shared between the buildings. The amenities proposed for each building shall be completed prior to the issuance of the RUP representing more than seventy-five percent (75%) of the total Residential Units to be constructed in such building as approved on the building permit(s) for such building:
- i. Indoor storage facilities;
 - ii. A media/entertainment center outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;
 - iii. A swimming pool generally as shown on the Concept Plan, including required changing facilities;
 - iv. A fitness center that includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc., having a total value of at least \$50,000.00 (as adjusted for inflation from base year 2008); and
 - v. A business center, with broadband or high-speed data connections (including "secure" voice and/or data connections), computer and facsimile machine.
- B. Buildings B2, B3 and B4. The Applicant shall provide the following facilities or amenities in one or all of Buildings B2, B3 and B4, provided that a substantially-comparable level of amenities are provided in each building or are shared between the buildings. The amenities proposed for each building shall be completed prior to the issuance of the RUP representing more than seventy-five percent (75%) of the total Residential Units to be constructed in such building as approved on the building permit(s) for such building:
- i. Indoor storage facilities, including bike racks;
 - ii. A media/entertainment center outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;
 - iii. A swimming pool with required changing facilities (except Building B2);
 - iv. A fitness center that includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc., having a total value of at least \$50,000.00 (as adjusted for inflation from base year 2008); and

- v. A business center, with broadband or high-speed data connections (including "secure" voice and/or data connections), computer and facsimile machine.
- C. Buildings C1 and C2. The Applicant shall provide the following facilities or amenities in one or both of Buildings C1 and C2, provided that a substantially-comparable level of amenities are provided in each building or are shared between the buildings. The amenities proposed for each building shall be completed prior to the issuance of the RUP representing more than seventy-five (75%) of the total Residential Units to be constructed in such building as approved on the building permit(s) for such building:
 - i. Indoor storage facilities, including bike racks;
 - ii. A media/entertainment center outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;
 - iii. A swimming pool with required changing facilities;
 - iv. A fitness center that includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc., having a total value of at least \$50,000 (as adjusted for inflation from base year 2008); and
 - v. A business center, with broadband or high-speed data connections (including "secure" voice and/or data connections), computer and facsimile machine.
- 25. Loading Spaces. In those locations where loading spaces are not provided internal to or beneath the buildings in the Proposed Development, the Applicant shall, to the extent possible, screen such loading spaces so that these facilities will blend harmoniously with the overall building design or not be visible from the street level of Fountain Drive, Bowman Towne Drive, Reston Parkway, or New Dominion Parkway. Among the screening techniques that may be employed are: truck enclosures, roll-up doors, berms, landscaping and/or screening walls.
- 26. Design Guidelines. The Property shall be developed in substantial conformance with the Reston Town Center Design Guidelines dated July 1998 and prepared by the DRB, as the same may be amended from time to time.
- 27. Noise Mitigation. The Applicant has submitted to the County a preliminary Environmental Noise Measurement and Noise Impact Assessment for Spectrum – Reston Parkway dated May 16, 2007, and prepared by Miller, Beam & Paganelli, Inc. (the "Noise Study"), detailing the projected noise impacts on the

Proposed Development and proposed mitigation techniques. Based on the Noise Study, the Applicant commits to the following:

- A. Refined Noise Impact Assessment. Concurrent with the submission of each site plan for Residential Units and/or hotel uses in the Proposed Development, the Applicant shall submit a revised Noise Study and/or provide the necessary mitigation measures to demonstrate that all affected interior areas of the residential buildings or hotels will have noise levels reduced to approximately 45 dBA Ldn or less based on future traffic conditions and final site conditions.
- B. Noise Levels within Residential Units and Hotel Rooms.
 - i. Greater than 75 dBA Ldn. No space in any building that shall be occupied by a Residential Unit or hotel room shall be located in any area impacted currently or in the future by noise at a level of 75 dBA Ldn or greater.
 - ii. 70 dBA Ldn to 75 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units or hotel rooms that are projected to be impacted by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn), the Applicant shall construct such units/rooms using the following acoustical measures:
 - a. Exterior walls shall have a laboratory STC rating of at least 45;
 - b. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than twenty percent (20%) of any façade exposed to noise levels of Ldn 70 dBA or above;
 - c. If glazing constitutes more than twenty percent (20%) of an exposed façade, then the glazing shall have a laboratory STC rating of at least 45; and
 - d. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.
 - iii. 65 dBA Ldn to 70 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units or hotel rooms that are projected to be impacted by noise projected greater than 65 dBA Ldn (but not more than 70 dBA Ldn), the Applicant

APPENDIX 1

shall construct such units/rooms using the following acoustical measures:

- a. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39;
 - b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than twenty percent (20%) of any façade exposed to noise levels of Ldn 70 dBA or above;
 - c. If glazing constitutes more than twenty percent (20%) of an exposed façade, then the glazing shall have a laboratory STC rating of at least 39; and
 - d. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.
- C. All site plans, building permit applications and building plans submitted to the County shall indicate whether such portion of the Proposed Development is required to include noise attenuation measures and, if so, the type of attenuation measure to be implemented. PRC Plans, building plans and site plans for each building and/or unit that is subject to noise mitigation as provided herein shall depict the final noise contours as determined by the Revised Noise Study.
- D. Exterior Noise. Concurrent with the submission of each site plan for Plazas 1-6 of the Proposed Development, the Applicant shall demonstrate that all proposed exterior courtyards and plazas will have noise levels reduced to approximately 65 dBA Ldn or less based on existing and future traffic conditions and final site conditions. All mitigation measures proposed to achieve these noise levels shall be depicted on each PRC Plan and shall be integrated and designed to fit into the overall site design and complement the pedestrian streetscape.
28. Reston Town Center Shuttle. Prior to the issuance of the first RUP or Non-RUP for the Proposed Development, the Applicant shall arrange one or more meetings with FCDOT and representatives of the Reston Town Center Association ("RTCA") to evaluate the establishment of a private shuttle service to serve the Property and the Reston Town Center in general. In the event that a privately-operated Reston Town Center Shuttle is established by the RTCA or others, then the Applicant (or successor association) shall participate in ongoing funding for such service in a manner determined by the RTCA, provided that (i) the Reston Town Center Shuttle provides reasonable and consistent peak-hour service to the Property and, if constructed, the future Reston Parkway Metrorail Transit Station, and (ii) such financial participation in the shuttle service is reasonably

proportional to the actual usage of the shuttle by future residents/tenants/visitors and employees of the Proposed Development and to the participation of other users of the Reston Town Center Shuttle.

29. Reston Town Green Park. The Applicant shall contribute \$200.00 per Residential Unit constructed on the Property to the Board of Supervisors for transfer to the Fairfax County Park Authority to be used for the construction of improvements to the proposed Reston Town Green Park located across Fountain Drive from the Property, as determined by the Park Authority in consultation with the Hunter Mill District Supervisor. Said contribution shall be made prior to the issuance of each RUP in the Proposed Development for which the contribution is triggered. All monetary contributions required by this condition shall be adjusted upward or downward based on the percentage change in the annual rate of inflation as calculated by referring to the Consumer Price Index for all urban consumers (CPI-U), 1982-1984 = 100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics occurring subsequent to the date of application approval and up to the date of payment. In no event shall an adjustment increase exceed the annual rate of inflation as calculated by the CPI-U.
30. The following is a list of universal design features that the Applicant shall endeavor, at its sole option and subject to compliance with all Federal and State Fair Housing laws and regulations, to incorporate into the new development:
 - Lever handles for opening doors rather than twisting knobs;
 - Buttons on elevator control panels that can be distinguished by touch;
 - Use of meaningful icons as well as text labels;
 - Install lighting near outside walkways, stairs, and entrances.
31. The Applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The Applicant shall coordinate with IPAR to obtain its recommendations on the type and location of public art to be provided on site. The Applicant shall make the final selection of the public art features and their location based on recommendations from IPAR and shall incorporate such features into the development prior to issuance of the final RUP.
32. Relocation of distribution/transmission water facilities necessary to accommodate this development will be at the owners expense, and shall be approved in advance by Fairfax Water. In accordance with the Fairfax Water policy, all developer relocations of Fairfax Water transmission mains greater than 16-inches in diameter shall require the approval of the Fairfax Water Board.
33. LEED. The applicant shall include, as part of the site plan submission and building plan submission for each building, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy

and Environmental Design—New Construction (LEED®-NC) rating system, or Leadership in Energy and Environmental Design—Core and Shell (LEED®-CS) rating system, or other LEED rating system determined to be applicable to each office building by the U.S. Green Building Council (USGBC), that the applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

In addition, prior to site plan approval, the applicant shall designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member shall have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to the building plan approval, the applicant shall submit documentation, to the Environment and Development Review Branch of DPZ, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED-NC program or the U.S. Green Building Council's precertification of the building in the LEED-CS program, depending on which rating system each office building is eligible to use. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification, or that the building has received LEED-CS precertification documentation at the LEED Silver level from the U.S. Green Building Council. Prior to release of the bond for the project, the applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED certification or a higher level of certification from the U.S. Green Building Council for each building.

As an alternative to the actions outlined in the above paragraphs, or if the U.S. Green Building Council review of design-oriented credits or the precertification documentation indicates that the project is not anticipated to attain a sufficient number of credits to support attainment of LEED Silver certification, the applicant shall execute a separate agreement and post, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per square foot. This escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification, by the U.S. Green Building Council, under the most current version of the LEED-NC rating system, LEED-CS rating system, or other LEED rating system determined, by the U.S. Green Building Council. The provision to the Environment and Development Review Branch of DPZ of

documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment.

If the applicant provides to the Environment and Development Review Branch of DPZ, within one year of issuance of the final non-RUP for each office building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow shall be released to the applicant; the other 50% shall be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant fails to provide, within one year of issuance of the final non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

34. The Applicant shall install, as part of initial construction of each residential building, Energy Star appliances in each unit constructed on the property. In addition, the Applicant shall use commercially reasonable efforts to incorporate sustainable design elements into the proposed residential building(s) consistent with the LEED Certification standards for high-rise residential buildings under the USGBC's reporting system. In furtherance of this condition, concurrent with its submission of both the initial site plan and the initial building permit applications for each residential building, a LEED Accredited Professional, who is also a professional engineer or licensed architect, shall submit to the Environment and Development Review Branch of the Department of Planning and Zoning a certification statement listing the sustainable features and facilities incorporated into the building's design.

The Fairfax County Planning Division staff reviewed the application and determined the plan will comply with the applicable Comprehensive Plan objectives for the Reston-Herndon Suburban Center & Transit Station Areas planning sector. In the Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010 on pages 19 and 20, Objective 13 states: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants. Fairfax County Planning Division staff determined the proposed PRC plan will have no adverse environmental effects.

35. Prior to approval of the building plan for each hotel building, the applicant will execute a separate agreement and post, for that building, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per square foot. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of ENERGY STAR building certification, by the U.S. Environmental Protection Agency (EPA), under the most current version of the EPA's ENERGY STAR building certification program. The provision to the Environment and Development Review Branch of DPZ of documentation from the ENERGY STAR that each building has attained certification will be sufficient to satisfy this commitment.

If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of ENERGY STAR certification within two years of issuance of the final non-RUP for the building, the entirety of the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the ENERGY STAR demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that ENERGY STAR's completion of the review of the ENERGY STAR certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

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35. Prior to approval of the building plan for each hotel building, the applicant will execute a separate agreement and post, for that building, a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per square foot. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of ENERGY STAR building certification, by the U.S. Environmental Protection Agency (EPA), under the most current version of the EPA's ENERGY STAR building certification program. The provision to the Environment and Development Review Branch of DPZ of documentation from the ENERGY STAR that each building has attained certification will be sufficient to satisfy this commitment.

If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of ENERGY STAR certification within two years of issuance of the final non-RUP for the building, the entirety of the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the ENERGY STAR demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that ENERGY STAR's completion of the review of the ENERGY STAR certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

AUG 22 2011

RESTON TOWN CENTER CONCEPT PLAN AMENDMENT

SECTION 87 BLOCK 2, 3 & SECTION 91

Zoning Evaluation Division

AUGUST 19, 2011

A. INTRODUCTION

Reston Spectrum LLLP and Harris Teeter Properties, LLC (the "Applicant") seek approval of a Planned Residential Community ("PRC") plan on Section 91 and Section 87, Blocks 2 and 3 within the Reston Town Center. The Tax Map references for this area are Tax Map 17-1 ((1)) 3K, 3P and 3Q (the "Property"). The Property currently accommodates the "The Spectrum at Reston Town Center" complex (the "Spectrum Center") and is located north of New Dominion Parkway, east of Fountain Drive, west of Reston Parkway and south of Baron Cameron Avenue.

B. BACKGROUND

On March 9, 1987 the Spectrum Center was rezoned to the Planned Residential Community (PRC) District, pursuant to the approval of application RZ 86-C-121, which is one (1) of the four (4) rezoning applications collectively referred to as the "Reston Town Center rezonings." Proffers associated with these rezonings specified that, as each section of the Town Center developed, the owner(s) would submit conceptual plans, or Town Center Concept Plans (TCCP), for review by DPZ staff and be approved by the Planning Commission.

The Spectrum Center is split between two 'parts' of RZ 86-C-121; Part 5 and Part 6. Part 5 (also known as Section 91) covers the southern portion of the Center and permits up to a maximum of 455,000 square feet of gross floor area, a maximum non-residential FAR of 0.70 and a maximum building height of (180 feet). Part 6 (also known as Section 87, Blocks 2 and 3) covers the northern portion of the Spectrum Center, north of Bowman Towne Drive. Part 6 permits development with a maximum gross floor area of 384,000 square feet and a maximum of 0.5 non-residential FAR. The rezoning permitted building heights in Part 6 to reach a maximum of 10 stories (120 feet).

On July 14, 1994, the Planning Commission approved a Town Center Concept Plan (CP 86-C-121-2) for the Spectrum Center, which permitted the development of a retail center comprising twelve buildings totaling between 240,000 and 310,000 square feet.

On May 21, 2008, the Planning Commission approved an amendment to the Town Center Concept Plan ("TCCPA") (CPA-86-C-121-2-3), which permitted a mixed-use development containing a maximum of 789,546 square feet of non-residential uses (including office, retail and hotel uses) (0.75 FAR) and a maximum of 1,442 multifamily units.

C. OVERVIEW OF APPLICATION

The Spectrum Center was initially planned to be an interim use until development in Reston more closely matched higher densities, intensities, and building heights envisioned by its Master Plan. Since that initial approval, Reston has continued to mature and develop. To better reflect the development of Reston, the Property is now planned for a higher-density, pedestrian-oriented, mixed-use development that functions as an extension of the successful Urban Core of the Town Center.

As discussed above, Town Center Concept Plan approval has been granted for the Spectrum Center permitting a mixed-use development including office, retail, residential and hotel uses. In accordance with the requirements of Section 16 of the Zoning Ordinance, the Applicant now seeks approval of a PRC plan for the 25 acre Property. The design for the Spectrum Center included in the PRC Plans shows a fully integrated development, designed around pedestrian pathways, which connect plaza areas and other public open spaces and existing off-site facilities. Detailed architecture and landscape plans have been provided to demonstrate the quality and compatibility of the proposed buildings and open spaces and present a pleasant environment for future residents, employees and visitors. The Spectrum Center will provide an important and highly complementary extension to the existing Reston Town Center.

The PRC Plan shows the Spectrum Center comprising three Land Bays; A, B and C. Land Bay A lies north of New Dominion Parkway, south of Bowman Towne Drive, west of Reston Parkway and east of Fountain Drive. It is planned for up to 546 dwelling units, 255 hotel rooms, 172,000 square feet of office space and 62,500 square feet of retail uses. As shown on the PRC Plan, access to the Land Bay will be provided from existing access points on New Dominion Parkway and Fountain Drive. Access is also proposed from Bowman Towne Drive to the north. Development of this Land Bay has been designed around a large central plaza, with pedestrian connections to Reston Parkway and New Dominion Parkway.

Land Bays B and C are bounded by Baron Cameron Avenue to the north, Bowman Towne Drive to the south, Reston Parkway to the east and Fountain Drive to the west. Land Bay B is planned for up to 643 dwelling units, 270 hotel rooms and 48,650 square feet of retail uses. Direct access to this Land Bay will be provided from Reston Parkway, Bowman Towne Drive and Fountain Drive, together with new connections from two proposed east/west roads. Amenity space proposed for Land Bay C includes elevated 'sky gardens' with pedestrian connections to adjacent streets.

Land Bay C will be partly developed as part of this PRC Plan proposal. It is planned for up to 237 residential uses and 134,896 square feet of retail and bank uses. Approximately 84,000 square feet of this retail space is currently existing and will be retained. The southern portion of Land Bay C will surround another impressive plaza, which will provide a pedestrian connection from Land Bay B and the remainder of the Spectrum Center to the existing retail space.

In accordance with Parts 5 and 6 of the underlying rezoning approval for Reston Town Center, building heights in Land Bay A will be restricted to a maximum of 180 feet and in Land Bays B and C to a maximum of 120 feet.

D. MODIFICATIONS/WAIVERS

The proposed development conforms to the provision of all applicable ordinances, regulations and standards with the following exceptions:

1. *Section 11-203 Minimum Required Spaces. One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.*

The Applicant seeks to modify the number of loading spaces required for Building A4, from 5 spaces to 2 spaces, for Building B2/B3/B4, from 5 spaces to 4 spaces, and for Building C1/C2 from 5 spaces to 4 spaces.

Loading spaces within Buildings A4, B2/B3/B4 and C1/C2 will be shared among building tenants. This is a common practice in urban, mixed-use developments. As well as removing the need for unnecessary loading spaces, the proposed modification will also assist in the creation of attractive and interesting streetscapes within Land Bays A, B and C. Loading spaces and loading bays have the potential to reduce widths of sidewalks and landscaping, reduce ground floor building uses, cause conflict with pedestrians and prevent landscaping and street furniture within the streetscape. The requested modification will help ameliorate these concerns.

2. *Section 11-102 General Provisions. Part 8. Off-street parking spaces may not be located closer than 10 feet to any lot line..*

The Applicant requests a waiver of this section of the Zoning Ordinance to permit off-street parking spaces associated with existing Building L (shown on Sheet 9 of the PRC Plan) closer than 10 feet to the Property's front lot line on Fountain Drive.

The Applicant is proposing the addition of a right-turn lane on the northbound approach to the intersection of Fountain Drive and Baron Cameron Avenue. The provision of this turn lane will bring the lot line closer to existing surface parking spaces associated with a bank use in Building L. The bank site is part of the PRC Plan, but is not proposed to be redeveloped. The bank site is the subject of a long-term lease, which does not permit alterations to the bank site.

To mitigate the reduction in distance between the lot line and parking spaces and retain a separation of vehicles using the parking spaces and pedestrians using the sidewalk on Fountain Drive, the Applicant shall provide a retaining wall of approximately 3 feet in height along the western edge of the parking lot (see Sheet 9 of the PRC Plan).

3. *Section 13-203 Peripheral Parking Lot Landscaping. Part 2 A landscaping strip ten (10) feet in width, shall be located between the parking lot and the property line. At least one (1) tree for each forty (40) feet shall be planted in the landscaping strip.*

The Applicant requests a waiver of this section of the Zoning Ordinance to eliminate the required landscaping between existing parking spaces associated with the bank use in Building L and the Property's Fountain Drive frontage.

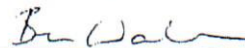
As discussed above, the provision of a right-turn lane along the frontage of the Property will bring the front the lot line closer to existing parking spaces. This will prevent the provision of the required landscaping along the length of the turn lane. This section of the Property is not being redeveloped as part of the PRC Plan proposal and long term leases covering the bank site prevent modifications to its the site layout.

This waiver request only applies to a very short section of the Property's Fountain Drive frontage. As discussed above, separation of the existing surface parking spaces from the property line and sidewalk associated with Fountain Drive, will be provided by a retaining wall.

E. CONCLUSION

With approval of this PRC Plan application, the Reston Town Center will continue to develop as a live-work-play environment with a full range of uses supported by neighborhood recreational amenities, services and entertainment. Additionally, this development will complement the efforts of the Fairfax County Board of Supervisors to permit appropriate residential densities and a diversity of uses in proximity to future rail stations. The Applicant respectfully requests the support of the Planning Staff and the approval of this PRC Plan by the Planning Commission and Board of Supervisors.

Respectfully submitted:



Ben I. Wales
Cooley LLP



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



March 25, 1987

E. A. Prichard, Esquire
Boothe, Prichard and Dudley
8280 Greensboro Drive - Suite 900
McLean, Virginia 22101

Re: Rezoning Application
Number RZ 86-C-121
(Concurrent with RZ 86-C-119,
RZ 85-C-088 and RZ 86-C-118)

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 9, 1987, granting, as proffered, Rezoning Application RZ 86-C-121 in the name of Reston Land Corporation, to rezone certain property in the Centreville District from the R-1, R-E, C-3 and I-5 District to the PRC District on subject parcels 17-1 ((1)) pt. 3, 17-2 ((1)) 11, 17-3 ((1)) pt. 1, 2, 3, pt. 4, 5, 5C, 5D, 5G, 6, 14, 15 and 17-4 ((1)) 7 consisting of approximately 144.64 acres.

The Board also imposed a development condition which clarifies Proffer Numbers Nineteen and Twenty-Two, under Part B. Transportation System, which states:

"That the Phase One and Phase Two Comprehensive Traffic studies which are to be prepared by the applicant shall be submitted to the Fairfax County Board of Supervisors and Fairfax County Office of Transportation for administrative review and approval".

Very truly yours,

Ethel W. Register
Ethel W. Register, P.C., Agency Director
Office of The Clerk to the Board

EWR:ns

cc: Lurty C. Houff Jr.
Real Estate Division
Gilbert R. Knowlton, Deputy
Zoning Administrator
Barbara A. Byron, Director
Zoning Evaluation Division
Fred R. Beales, Supervisor
Base Property Mapping/Overlay

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 9th day of March, 1987, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 86-C-121
(CONCURRENT WITH RZ 86-C-119, RZ 85-C-088 and RZ 86-C-118)

WHEREAS, Reston Land Corporation, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1, R-E, C-3 and I-5 Districts to the PRC District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Centreville District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PRC District, and said property is subject to the use regulations of said PRC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 9th day of March, 1987.


Ethel W. Register, Clerk, Agency Director
Office of The Clerk to the Board

RESTON LAND CORPORATION

Reston Town Center Rezoning

- A. RZ 85-C-088 (Property A)
- B. RZ 86-C-121 (Property B)
- C. RZ 86-C-118 (Property C)

Revised February 27, 1987

Pursuant to Section 15.1-491 (a) of the Code of Virginia (1950, as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for itself and its successors or assigns (hereinafter collectively referred to as the "Applicant") proffer that the development of the parcels under consideration, (a) shown on Fairfax County Tax Map 17-1-((1))-3 and 17-2-((1))-11 (hereinafter collectively referred to as "Property A"), (b) shown on Fairfax County Tax Map 17-1-((1))-3, 17-2 ((1))-11 (Part 13), 17-1-((1))-3 (Part 6), 17-3-((1))-1, 2, 3, 17-3-((1))-4, 5, 5C, 5D, 5G, 6, 14, 15 and 17-4 ((1))-7 (hereinafter collectively referred to as "Property B"); and (c) shown on Fairfax County Tax Map 17-1-((1))-3 (hereinafter collectively referred to as "Property C"); will be in accordance with the following conditions. These proffered conditions will be effective only if the Property is rezoned in accordance with the Applicant's request, provided however Applicant will accept I-3 rezoning on Property C in lieu of I-5.

A. DEFINITIONS

TOWN CENTER: - The 530.74 acre land area described in Appendix A.; the land area owned by Applicant in February 1982 plus land owned by others within the general boundaries of the Dulles Airport Access Road on the south, the proposed Fairfax Parkway on the west, Stevenage Drive on the north and Reston Avenue on the east with some land (as shown on plats filed with this Application) also east of Reston Avenue.

TOWN CENTER STUDY AREA: - The 448.96 acre land area described in Appendix A; the land area in Town Center owned by Applicant in February 1982 (excluding land owned by others but including land already zoned).

TOWN CENTER CORE AREA: - Property "A", 84.25 acres of the Town Center included in RZ 85-C-088.

MAXIMUM DEVELOPMENT PROGRAM: - The maximum amount of development which will be allowed in the Town Center Study Area (448.96 acres including those areas already zoned) to a commercial floor area ratio of .43 (calculated based on the aforesaid gross acreage) including the following elements:

Commercial

Office/Research and Development	7,100,000 sq. ft.
Retail	315,000 sq. ft.
Hotel	1,000,000 sq. ft.
Total Commercial	8,415,000 sq. ft.
Commercial Floor Area Ratio	.43

Housing Units

1,400 dwelling units
(minimum)

Hospital

127 beds (minimum)

Since the Town Center Study Area includes land which is not part of the four rezoning applications under consideration, the amount of development which will be allowed on Properties A, B, C and the land included in RZ-C-119 hereinafter referred to as Property D, will be the amount which remains after deducting the amount of commercial development which occurs on those portions of the Town Center Study Area not presently under consideration.

MINIMUM DEVELOPMENT PROGRAM: - The minimum amount of development that will be allowed based on Applicant's proposed transportation plan is as follows:

Commercial

Office/Research and Development	5,500,000 sq. ft.
Retail	315,000 sq. ft.
Hotel	1,000,000 sq. ft.
Total Commercial	6,815,000 sq. ft.
Commercial Floor Area Ratio	.35

Housing Units

1,400 dwelling units
(minimum)

Hospital

127 beds (minimum)

PHASING: - The development programs assume that the only variable is the office/research and development (hereinafter referred to as R&D) component. The phasing is therefore related to the amount of office/R&D space constructed. The phasing is:

<u>Phase</u>	<u>Cumulative Office/Research & Development</u>
Phase I-A	2,300,000 square feet
Phase I-B	4,300,000 square feet
Phase I-C	5,500,000 square feet
Phase II	6,300,000 square feet
Phase III	7,105,000 square feet

SUPERBLOCK The land included within the boundary of Reston Avenue, Baron Cameron Avenue, proposed Fairfax Parkway and the Dulles Toll Road.

TRANSPORTATION PLAN: - The transportation plan dated July, 1986 was prepared for Applicant by JHK and Associates. The transportation plan is a comprehensive regional analysis which includes Property A, Property B, Property C, Property D and those other properties, as defined in Appendix A as the Town Center Study Area, as internal traffic generators. The balance of Properties in the Town Center Area, including the Fairfax County North Governmental Center, have been included in the regional growth predictions and are included as part of the background traffic.

TRANSPORTATION COORDINATOR: - A Transportation Coordinator will be employed within sixty days of the issuance of the first building permit on Property A or of the issuance of the first building permit in the Town Center Study Area which will bring the cumulative commercial development up to one million square feet pursuant to this application, whichever event occurs first. The Coordinator will be responsible for working with public and private transportation agencies and for developing the Transportation System Management (TSM) program for the Town Center.

TRANSPORTATION COORDINATION COMMITTEE: - A TSM Coordinating Committee for Reston will be initiated by Applicant. Employers in Reston will be represented on the committee. The committee will meet regularly and will promote the TSM programs. The committee will work with local transportation committees and to the extent possible coordinate activities.

TRANSPORTATION SYSTEM MANAGEMENT: - A program designed to reduce vehicular trips upon maximum build-out of the Town Center Study Area by approximately 25% below the office related trip generation rates, defined in the ITE Trip Generation Manual 3rd Ed. dated 1982. Table 1, attached hereto, shows the PM office trip generation rates and the targeted levels of reduction for each phase.

INTERNAL TRAFFIC STUDY: - The traffic studies to be conducted at the completion of construction of Phases I-A and I-B to determine Applicant's performance of its trip generation rate goals for the purpose of adjusting the TSM programs. The methodology for these studies is defined in Appendix B.

COMPREHENSIVE TRAFFIC STUDY: - The traffic study to be conducted at the completion of construction of Phase I-C, Phase II, and if desired by Applicant, at completion of construction of Phase III to measure both the internal trip generations as well as the growth in the external traffic via cordon line counts as defined herein. This will be the basis for determining the actual development levels for Phases II and III. The methodology for these studies is defined in Appendix B.

CORDON LINE: - The imaginary line immediately outside the Superblock where traffic will be counted to measure total traffic volume. The cordon line counts will be taken immediately outside the boundaries of the superblock; north of Baron Cameron, east of Reston Avenue, south of Sunset Hills Road and west of the proposed Fairfax Parkway. The intersections at which the cordon line counts will be taken are: (a) Baron Cameron Avenue/Reston Avenue, (b) Reston Avenue/Temporary Road, (c) Reston Avenue/Sunset Hills Road, (d) Sunset Hills Road/Fairfax Parkway, (e) Fairfax Parkway/Baron Cameron Avenue, (f) Baron Cameron Avenue/Bennington Woods Road and (g) Baron Cameron Avenue/Bracknell Drive.

FDOT: - Fairfax County Office of Transportation

VDOT: - Virginia Department of Transportation or its successor.

B. TRANSPORTATION SYSTEM

1. Applicant proffers to implement a TSM program which is intended to reduce by approximately 25 percent office related trips as defined in the ITE Trip Generation Manual. The program shall be designed to produce a 5 percent reduction at the completion of construction of Phase I-A, a 15 percent reduction at the completion of Phase I-B, a 19.4 percent reduction at the completion of construction of Phase I (A, B, & C), a 22.2 percent reduction at the completion in Phase II and a 25 percent reduction at the completion of Phase III. For Phases I-A and I-B, Applicant will be considered as having reached its TSM Goal if the rate is within 2 percent of the targeted reduction. For Phases I-C, II and III, Applicant will be considered as having obtained its TSM Goal if it is within 3 percent of its target. The TSM program components are listed in Appendix D.
2. Upon completion of construction of Phase I-A the Applicant will cause to be prepared and submitted to the FDOT an internal traffic study which will fully describe the traffic characteristics of the developed portions of the Town Center Study Area. The method for conducting this traffic study shall be as described in Appendix B attached hereto. Following review of the traffic study the TSM program for Phase I-B will be adjusted and approved by the FDOT.
3. Upon completion of construction of Phase I-B the Applicant will conduct another internal traffic study. Following review by the FDOT, the TSM program for Phase I-C will be further adjusted as approved by FDOT.
4. Phase I (A, B, and C) will not exceed 5.5 million square feet of office and/or R&D uses. Subject to the results of comprehensive traffic studies, Phase II may increase the total office/R&D use to 6.3 million square feet.

Subject to the results of a second comprehensive traffic study, Phase III may increase the total office/R&D use to 7.1 million square feet. The TSM program in its entirety will be continued after the Town Center build-out notwithstanding that Phases II and/or III may not be completely developed (i.e. if the buildout is 5.5 million square feet, the TSM programs will target a goal of a 19.4 percent reduction.) Applicant will perpetuate the TSM programs by appropriate written agreements with third parties to and including but not limited to lease agreements, covenants and/or operation and management of same by the Property Owners Association to be created per Section C, Paragraph 8.6 on page 17 of these proffers. Applicant may further adjust the TSM programs to find the most cost-effective solutions as long as the trip generation reductions are maintained, subject to FDOT approvals. In the event that following buildout of 7.1 million square feet of office and/or R&D Applicant fails to continue the TSM programs as previously approved by FDOT and Applicant's trip generation reductions are no longer met, Fairfax County may issue no further non-residential use permits until the TSM programs are again successfully implemented.

5. Cordon Analysis. Applicant will conduct a comprehensive traffic study upon completion of construction of Phase I-C, which will include detailed surveys of individual development sites to determine trip generation characteristics, as well as traffic counts at a cordon line immediately surrounding the Superblock. For study purposes, an imaginary cordon line will be established immediately outside the Superblock for the purpose of counting traffic which is generated by or passes through the Superblock. Traffic counts will consist of the outbound PM traffic movements counted at the public street intersections within the cordon line surrounding the Superblock. These are: (a) Baron Cameron Avenue/Reston Avenue, (b) Reston Avenue/Temporary Road, (c) Reston Avenue/Sunset Hills Road, (d) Sunset Hills Road/Fairfax Parkway, (e) Fairfax Parkway/Baron Cameron Avenue, (f) Baron Cameron Avenue/Bennington Woods Road and (g) Baron Cameron Avenue/Bracknell Drive. Traffic counts will be compared to the numbers as forecast in Table 4.

6. The cordon analysis will be submitted to the Fairfax County Board of Supervisors and FDOT for administrative review and approval. The volume of

traffic counted crossing the cordon will be compared with the number of trips estimated for that time period. The methodology for determining the estimated number of trips at any time is described in Appendix C. If the actual and estimated number of trips counted is within five percent of the forecast number, Applicant will be permitted to complete the buildout of Phase II of Town Center Study Area. If the actual number of trips exceeds the forecast number by more than five percent, Applicant proffers to reduce the development in Phase II by an amount of development equivalent to the difference between the actual number and estimated number of trips divided by the difference between 14,885 trips and the estimated number of trips multiplied by 800,000 square feet as adjusted below. If the actual number of trips exceeds the estimated number by more than five percent and if the traffic studies show that Applicant has met its estimates for trip generation, then the Applicant will be allowed to discount half of the effect of the increased external traffic in the above calculations. (An example of the applications of this formula is shown in Table 2. attached hereto. The method for determining the estimated number of trips at any time is defined in Appendix C.) If the actual number of trips crossing the cordon line exceeds the estimated number (14,885) by more than five percent and the traffic studies show Applicant has not met its estimates for trip generation, Applicant will not be issued any additional building permits for office and/or R&D use so long as the actual number of trips crossing the cordon line exceeds the estimated number (14,885) by more than five percent and the estimates for trip generation have not been met.

7. Upon completion of construction of Phase II (as adjusted), Applicant will conduct another comprehensive traffic study including a cordon analysis. Following review of this study by the FDOT and a comparison of the number of trips counted at the Cordon Line with the estimated number of trips, the proportion of remaining development that can be completed will be calculated. Should this procedure result in permitting less than the number of square feet proposed by Applicant at build-out, the Applicant may supply additional transportation improvements, not previously proffered which would provide sufficient capacity to accommodate additional development. The capacity of such additional improvements would be determined using standard

transportation planning techniques as approved by the FDOT. Applicant may also conduct additional traffic surveys including cordon analyses at any time prior to reaching a build-out and, depending upon the results, Applicant may propose additional TSM actions and improvements which will allow for continued development not exceeding the maximum development program subject to FDOT approval. For purposes of this section, the additional capacity provided by a single arterial lane equals 1,000 vehicles per hour at the PM peak hours.

8. Fairfax Parkway (Springfield Bypass) Reservation - Subject to VDOT approval of the alignment of the Fairfax Parkway substantially consistent with the attached plats prepared by Reston Land Corporation and dated October, 1984. Applicant proffers to dedicate or convey to Fairfax County or VDOT a right-of-way 160 feet wide for the Fairfax Parkway through those portions of Reston shown on the plat. Applicant shall also reserve land at the northwest quadrant of the Fairfax Parkway and Sunset Hills Road for a northbound to westbound loop (the 4.1339 acre Parcel as shown on the attached plat as prepared by Gulf Reston, Inc., dated June 21, 1978 and numbered 84-025-5), land at the southeast quadrant of same intersection for a free flow slip ramp (in accordance with the Development Plans for RZ 86-C-121) and land at the southeast quadrant of the Fairfax Parkway and Baron Cameron for a standard diamond exit ramp (in accordance with the Development Plans for RZ 86-C-118). Applicant agrees, subject to final design approval by VDOT, to expand the reservation for the northbound to eastbound free flow slip ramp in the southeast quadrant of the Fairfax Parkway and Sunset Hills Road to conform to Byrd, Tallamy and MacDonald's design of this interchange with the Fairfax Parkway all as shown on sheets 44 and 45 of Project Number 000-029-249, PE 103 dated 3 February 1987. However, Applicant's obligation to construct any portion of the Fairfax Parkway pursuant to these proffers shall not include any grade-separated interchanges. Provided however that Applicant will cost-share with VDOT or Fairfax County the construction of grade-separated interchanges at Sunset Hills Road and/or Baron Cameron Avenue if such grade-separated improvements are made concurrent with Applicant's construction of the portions of the Fairfax Parkway which would contain the aforesaid interchanges. Applicant's

contribution to such cost-sharing shall be limited to and not exceed the cost if such intersections were built at-grade. Applicant will dedicate or convey such right-of-way within sixty days after request of the Board of Supervisors following a binding commitment of funds for construction of the segment for which right of way is requested in accordance with the attached plans.

9. Phased Transportation Improvements - Phase I. The phasing of transportation improvements will be tied to the amount of office/R&D space built in the Town Center Study Area in accordance with Table 3, attached hereto. Phase I-A shall include up to but not exceeding 2,300,000 square feet of office/R&D space in the Town Center Study Area. During development of Phase I-A, Applicant will construct, at Applicant's expense, the following road improvements: (as shown on Figure 11 of the Reston Town Center Transportation study dated July, 1986.)

- (a) a southbound to eastbound loop in the SW quadrant of Reston Avenue and the Dulles Access Road with relocation of the ramps in the SW and SE Quadrants, all subject to Federal Aviation Administration (FAA) and VDOT approval.
- (b) a northbound left turn lane across the Reston Avenue Bridge over the Dulles Access Road, subject to FAA and VDOT approval.
- (c) reconstruct Sunset Hills Road to a 4-lane divided section from Town Center Parkway to Herndon Town Line.
- (d) widen westbound approach of Sunset Hills Road to Reston Avenue from Old Reston Avenue.
- (e) East-West Connector Road as a 4-lane divided section from Reston Avenue to Alley Street and improve intersection with Reston Avenue.
- (f) Vail Avenue as a 4-lane section from Reston Avenue to Alley Street and improve intersection with Reston Avenue.

10. Applicant will make application to FAA (or its successors) for permission to construct those improvements which require FAA approval, concurrent with the site plan approval process for the first building in Property A but no later than December 31, 1987. These proffers are given with the expectation that FDOT and VDOT will use their best efforts to assist in obtaining such FAA approvals. Applicant shall use its best efforts to secure all required FAA approvals to and including but not limited to (1) timely filing of Final Plans (2) timely preparing and filing any Final Revisions to Final Plans and (3) timely application for all necessary construction and grading permits. If after applying for permission pursuant to the above and using its best efforts Applicant has not obtained FAA approvals within eighteen (18) months after initial application for all necessary construction and grading permits above, Applicant will inform FDOT that the approvals have not been received and then if FAA approvals are not received within the next six (6) months, Applicant will nevertheless be allowed to continue with the development of the Phase I.

11. All of the above described improvements ((except 9 (a) & 9 (b) if timely FAA approval is not received)) will be substantially completed and placed in service prior to the issuance of a non-residential use permit the which will raise the cumulative total of office and/or R&D space in the Town Center Study Area to 2.3 million square feet.

12. Applicant will conduct the Phase I-A internal traffic study no later than completion of 2.3 million square feet of office and/or R&D space.

13. Fairfax Parkway Construction - Within six months following the opening of Fairfax Parkway bridge over the Dulles Airport Access Road for traffic, Applicant will complete and place in service Fairfax Parkway as a 4-lane divided section between the north ramps of the Dulles Access road and Sunset Hills Road. Prior to the commencement of construction on this segment of the Parkway, Applicant will dedicate, or cause to be dedicated, the 160' right-of-way from Sunset Hills Road to the southern boundary of Reston as more particularly shown on the attached plats. As a part of the construction Applicant will also construct, at Applicant's expense, an at-grade signalized intersection at Sunset Hills Road and Fairfax Parkway.

14. Phase I-B Development - During Phase I-B of development, which will include up to 2,000,000 additional feet of office and/or R&D space bringing the aggregate to 4,300,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

- (a) reconstruct Reston Avenue by adding one lane in each direction, from the ramps north of Dulles Airport Access Road to Temporary Road.
- (b) the East-West Connector Road to a 4-lane divided section from Alley Street to Town Center Parkway.
- (c) Town Center Parkway to a 4-lane divided section from Bowman Towne Drive to East-West Connector Road.
- (d) reconstruct the intersection at Baron Cameron Avenue and Reston Avenue.
- (e) Fairfax Parkway to a 4-lane divided facility from Sunset Hills Road to the East-West Connector.
- (f) East-West Connector to a 4-lane divided facility from Town Center Parkway to the Fairfax Parkway.
- (g) First Street as a 2-lane section from the East-West Connector to Bowman Towne Drive.

15. Applicant will substantially complete and place in service all of the above improvements prior to the issuance of a non-residential use permit which will raise the cumulative total of office and/or R&D space in the Town Center Study Area to 4.3 million square feet.

16. Applicant will conduct the Phase I-A internal traffic study not later than completion of 4.3 million square feet of office and/or R&D space.

17. Phase I-C Development- During Phase I-C development, which will include up to 1,200,000 additional feet of office and/or R&D space bringing the aggregate to 5,500,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

- (a) a southbound lane across the Reston Avenue Bridge over the Dulles Airport Access Road between the northern and southern ramps, subject to FAA approval

(b) a southbound auxiliary lane from Sunset Hills Road to the ramp north of the Dulles Access Road.

(c) Fairfax Parkway to a 4-lane divided section from the East-West Connector to Baron Cameron Avenue.

18. Applicant will substantially complete and place in service the above improvements prior to the issuance of a non-residential use permit which will raise the cumulative total of office and/or R&D space in the Town Center Study Area above 5.5 million square feet.

19. Applicant will conduct the Phase I comprehensive traffic study, including a cordon count, no later than the completion of construction of 5.5 million square feet of office and/or R&D space. Pursuant to the methodology in Appendix B, the comprehensive traffic study will be subject to FDOT approval. Applicant's ability to proceed with development of Phase II will be conditioned on the results of this study and its formula analysis as set forth in Table 2. The development capacity of Phase II will be set by said formula. However, once this development capacity has been determined, Applicant may elect at its sole discretion to cease development should the allowable development capacity defined by said formula not justify the additional transportation improvements.

20. Phase II Development - During Phase II development which will include up to 800,000 additional feet of office and/or R&D space bringing the aggregate to 6,300,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

- (a) Town Center Parkway as 4-lane divided section from East-West Connector to Sunset Hills Road.
- b) two additional lanes of Reston Avenue, one in either direction, from the East-West Connector to Baron Cameron Avenue.
- (c) complete Vail Avenue and remainder of core area streets.

21. Applicant will substantially complete and place in service the above listed improvements prior to the issuance of a non-residential use permit

which will raise the cumulative total of office and/or R&D space in the Town Center Study Area above 6.3 million square feet, as adjusted.

22. Applicant will conduct a Phase II comprehensive traffic study including a cordon count, no later than the completion of construction of 6.3 million square feet of office and/or R&D space. Pursuant to the methodology in Appendix B, the comprehensive traffic study will be subject to FDOT approval. Applicant's ability to proceed with development of Phase III shall be conditioned on the results of this study and the formula analysis as set forth in Table 2. The development capacity of Phase III will be set by said formula. However, once this development capacity has been determined, Applicant may elect at its sole discretion to cease development should the allowable development capacity defined by said formula in its opinion not justify the additional transportation improvements.

23. Phase III Development - During Phase III development which will include up to 805,000 square feet of office space bringing the aggregate to 7,105,000 square feet, Applicant will construct the following road improvements at Applicant's expense:

- (a) First Street from Vail Avenue to Sunset Hills Road as a two-lane section.
- (b) two additional lanes of the Fairfax Parkway, one in either direction from the Dulles Airport Access Road to the East-West Connector.

24. Transportation proffers are made by Applicant with the expectation and understanding that in the event right-of-way, construction or contributions toward construction of parts of the transportation improvements described in Table 3 are provided by others, Applicant will receive full benefit and credit of such contributions in furtherance of its requirements to perform under these proffers.

25. Applicant will construct at its own expense traffic signals throughout the Town Center Superblock at such time as such signals are warranted and approved by VDOT. Such signals shall be interconnected and shall provide for efficient movement of traffic within the Town Center Study Area.

26. Applicant will make best efforts to obtain right of way needed for street widening which is not owned by Applicant. In the event Applicant is unsuccessful, Applicant will request condemnation of the same by Fairfax County at Applicant's expense. This proffer (Section B, paragraph 26) shall become null and void should Fairfax County not use its condemnation powers.

27. Notwithstanding the above adjustments in office and/or R&D development, Applicant will have rights to develop the full 315,000 or more square feet of retail, 1,000,000 square feet of hotel and 1400 or more dwelling units.

28. Applicant proffers to construct intersections in the Town Center consistent with those shown on Figure 12, Page 43, of the Transportation Plan dated July, 1986, as attached hereto. Turn lanes will be provided at such time that the contiguous approach roadway is built or when the intersection warrants signalization. Detailed engineering studies will be conducted for each intersection and should engineering or environmental factors require design modification, Applicant reserves the right to provide the equivalent needed capacity at other locations subject to VDOT and FDOT approval.

29. Applicant will reserve up to 10 feet of right of way on the north boundary of Part 13 of RZ 86-C-121 for further dedication or conveyance to Fairfax County or VDOT for widening of Temporary Road as may be required by detailed engineering, geometric design, and traffic studies and subject to VDOT approval. Applicant will reconstruct Temporary Road from Old Reston Avenue to North Shore Drive to a four-lane undivided facility if required by VDOT consistent with this reservation and subject to future traffic studies. Should VDOT not require this widening by December 31, 2000, this reservation will expire and become null and void and of no further force and effect.

C. DEVELOPMENT PLAN FOR RZ 85 C-088

1. The Town Center Core Area (Property A) will be developed as a mixed use center in general conformity to the Development Plan. The Development Plan prepared by Reston Land Corporation dated February 26, 1986 and revised January 1987 consists of eight sheets of which six are described as follows:

- a. Conceptual Plan - The Conceptual Plan shows the generalized location of the various buildings in the Town Center Core Area; their proposed uses, proposed building heights; and provides an overview of the interrelationship of all the components.
- b. Master Plan - The Master Plan shows the generalized location of the various buildings in the Town Center Core Area and their proposed uses and provides an overview of the interrelationship of all the components.
- c. Phase I Development Plan - The Phase I Development Plan shows the proposed surface parking for Phase I. As development proceeds, parking garages will be substituted for surface lots.
- d. Landscape Plan - The Landscape Plan shows the location of the urban parks, the continuity of the urban streetscapes throughout the Urban Core and the increased intensity of landscaping proposed for the highly pedestrian "Market Street". (Although these plans do not reflect the revisions in building sites and to streets 1.a, 1.b, 1.c, and 1.e, they are representative of the quality and character of the Landscape Plan proposed.)
- e. Pedestrian Circulation/Parking Garage Entrance-Exit Plan - The Pedestrian Circulation/Parking Garage Entrance-Exit Plan shows the primary and secondary circulation patterns, the pedestrian linkages to the surrounding area and the circulation from the parking structures to the buildings. It also shows the proposed entrances and exits from the parking structures. (Although these plans do not reflect the revisions in building sites and to streets 1.a, 1.b, 1.c and 1.e, they are representative of the quality and character of the Pedestrian Circulation/Parking Garage Entrance-Exit Plan proposed.)
- f. Right of Way/Traffic Circulation Plan - The Urban Core shows the urban grid street pattern that will differentiate the Urban Core from the rest of Reston with its meandering streets.

2. The building locations, the height and bulk of buildings and their relationship to each other, the street network and the distribution of uses on the site will be in conformity to the Development Plan, except as modified in accordance with and subject to applicable Fairfax County ordinances.

3. No building in the Town Center Core Area (Property A) shall exceed 275 feet in height from the base elevation of the building.

4. The total floor area ratio for office and commercial buildings in the Town Center Core Area shall not exceed .95 floor area ratio or 3,465,000 square feet of the total commercial space of which approximately 315,000 square feet shall be retail commercial, approximately 2,150,000 square feet shall be office space, and approximately 1,000,000 square feet shall be hotels. The amount of retail in the Town Center Core Area shall be a minimum of 250,000 square feet. Should Applicant elect to increase the retail space in excess of 315,000 square feet, the amount of office and/or hotel shall be reduced by like amounts so as to maintain the maximum 3,465,000 square foot total. Applicant reserves the right to elect to consider ground floor retail in the hotel as either hotel or retail space.

5. The number of dwelling units in the Town Center Core Area (Property A) shall not be fewer than 600. The dwelling units in such core area shall be part of the commitment by Applicant to include at least 1400 dwelling units (excluding Jonathan's Keepe and Part 13 of RZ-86-C-121) in the Town Center Study Area. Such dwelling units may be on both a for-sale and rental basis but shall not be included as part of any FAR calculations.

6. Parking Garages - All parking garages shall be designed to include architectural features and building materials which will minimize the appearance of bulk. All set back areas shall be landscaped and all top decks will include planters for shrubs and flowers. All landscaping shall be submitted to the County Arborist for review and approval and shall be approved by an Architectural Review Board described in 8.a below. As shown on the Development Plan, entrances and exits will be so directed as not to impede traffic flows.

7. Architecture - Applicant will cause all commercial buildings and parking garages to be designed by skilled architects in keeping with the high architectural standards of the Reston community. Prior to submission of site plans, Applicant will cause architectural renderings to be prepared

for each building and approved by an Architectural Review Board described in 8.a below for the Town Center Core Area. Copies of all approved renderings shall be submitted to the Fairfax County Planning Commission for review and comment concurrent with site plan review.

8. Architectural Control - Prior to the commencement of construction of any building on Property A, Applicant will cause to be prepared and recorded a set of covenants running with the land which will:

a) create an Architectural Review Board of which at least two members shall be registered architects which will be empowered to approve or disapprove the external appearance, height and bulk of all commercial and residential buildings, including parking garages and all landscape plans and street furniture.

b) create a Property Owners Association which will be empowered to collect dues from property owners which will be sufficient in total to pay for the maintenance of private streets and ways, walkways, lighting, landscaping, street furniture, signs, fountains, ponds and the art cultural center to be constructed by Applicant.

c) require Architectural Review Board approval of all changes in the external appearance of buildings and landscaping.

9. Landscaping - The Town Center Core Area will be extensively landscaped as illustrated in the development plan. The plan is an illustration of the approximate location and quantity of planting. All landscape plans shall be approved by the County Arborist and the Architectural Review Board and shall be in general harmony throughout the Town Center Study Area and shall be submitted to Fairfax County Planning Commission for review and comment concurrent with site plan review.

10. Open Space - The Town Center Core Area will contain at least 15% of open space, which shall include walkways, pedestrian plazas, minor parks and ponds.

11. Art and Cultural Center - Applicant will construct at Applicant's expense an art and cultural center having a floor area of approximately 8,000 square feet. It may be a separate building or within a larger building. As part of the 8,000 square feet commitment, a separate room not to exceed 800 square feet will be made available on a lease basis to Fairfax

County (at cost exclusive of land costs) for exhibition of Fairfax County art and artifacts. This room may or may not be part of the art and cultural center at the discretion of Applicant. Should Fairfax County elect not to lease such room, it will be utilized by Applicant for art and cultural uses.

D. DEVELOPMENT PLAN FOR RZ 86-C-121

1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to include:

- a vehicular traffic circulation plan including approximate location of entrances
- minor streets in approximate location
- pedestrian walkways and trails
- landscaping and screening
- open space
- recreation and community facilities
- location of a time-transfer transit hub
- floor area ratios
- height limits
- general location and type of housing units
- general location office and commercial buildings
- general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plan to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the overall preliminary site plan is approved, Applicant will submit preliminary and final site plans for review pursuant to Fairfax County Zoning Ordinances on a site by site basis.

E. DEVELOPMENT PLAN FOR RZ 86-C-118

1. Property C will be developed in accordance with the Development Plan dated November, 1986 and revised January, 1987. Prior to submission of

a site plan for review to DEM for any part of Property C (86.27 acres included in RZ-C-118) Applicant proffers to cause to be prepared a conceptual plan to include:

- a vehicular traffic circulation plan including approximate location of entrances
- minor streets in approximate location
- pedestrian walkways and trails
- landscaping and screening
- open space
- recreation and community facilities
- location of a time-transfer transit hub
- floor area ratios
- height limits
- general location and type of housing units
- general location office and commercial buildings
- general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plans to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the conceptual plan is approved, Applicant will submit site plans for review pursuant to Fairfax County Zoning Ordinances on a site by site basis.

F. DEVELOPMENT PLANS FOR ALL CASES
(RZ-85-C-988, RZ-86-C-121, RZ-86-C-118)

1) The total floor area ratio for office and commercial buildings in the Town Center Study Area shall not exceed .43 floor area ratio (calculated on the basis of 448.96 gross acres) or 8,415,000 square feet of the total commercial space of which approximately 315,000 square feet shall be retail commercial, approximately 7,105,000 square feet shall be office space, and approximately 1,000,000 square feet shall be hotels. The amount of retail in the Town Center Core Area shall be a minimum of 250,000 square feet. Should Applicant elect to increase the retail space in the Town Center Study Area in excess of 315,000 square feet, the amount of office and/or hotel shall be reduced by like amounts so as to maintain the maximum 8,415,000 square foot total. Applicant reserves the right to elect to consider ground floor retail in the hotel as either hotel or retail space.

2) The number of dwelling units in the Town Center Study Area (excluding Jonathan's Keepe and Part 13 of RZ 86-C-121) shall not be fewer than 1400. The 600 dwelling units in such core area shall be part of the commitment by Applicant to include at least 1400 dwelling units in the Town Center Study Area. Such dwelling units may be on both a for-sale and rental basis but shall not be included as part of any FAR calculations.

3) Applicant will use its best efforts to encourage and promote the development of residential dwelling units in the Town Center Study Area. Applicant anticipates that 150 dwelling units will be developed concurrent with the first 1,100,000 square feet of commercial space in the Town Center Core Area; 150 additional dwelling units with the next 1,100,000 square feet of commercial space in the Core Area; and 300 additional dwelling units with the buildout of the Core Area. Applicant will commit subject to obtaining building permits and all necessary governmental approvals, that a minimum of 500 dwelling units in addition to Jonathan's Keepe will be under construction by the later of 1993 or the completion of 5,500,000 million square feet of office and/or R&D space provided such commitment will not require such residential construction to be greater than 25% of the annual rate of residential construction in Reston after 1990. When Applicant has developed 5,500,000 square feet of office and/or R&D space Applicant will, prior to commencing any additional office/R&D, identify and designate sites for the balance of the minimum 1400 dwelling units uncommitted and proceed with diligence to plan and market the additional dwelling sites, all of which shall be offered for sale within 5 years from the date Applicant has completed 5,500,000 million square feet of office/R&D space.

4) W&OD Trail Crossings - Subject to the approval of the Northern Virginia Regional Park Authority, the Applicant will construct at Applicant's expense grade-separated street crossings of the W&OD Trail at Reston Avenue, Town Center Parkway and South First Street. (South First Street only if Applicant develops Phase III per Table 3.) Applicant proffers to tunnel the W&OD Trail under Reston Avenue subject to Northern Virginia Regional Park Authority approval. Applicant understands and expects that VDOT and Fairfax County shall use their best efforts to assist in obtaining the necessary Park Authority approvals, but acknowledges and understands that it shall

have the sole obligation for obtaining same. Such crossings would be constructed concurrent with the improvements that create the crossings.

5) Parking Garages - All parking garages shall be designed to include architectural features and building materials which will minimize the appearance of bulk. All set back areas shall be landscaped and all top decks will include planters for shrubs and flowers. All landscaping shall be submitted to the County Arborist for review and approval and shall be approved by an Architectural Review Board as established for subject property. Entrances and exits will be so directed as not to impede traffic flows.

6) Parking - Parking will be provided in accordance with Fairfax County zoning ordinance requirements. Applicant may seek reductions in parking consistent with the zoning ordinance Applicant's TSM program and subject to the Board of Supervisors' approval. Applicant will comply with the zoning ordinance parking requirements during conversion of interim surface parking lots to decked parking and commercial buildings. Applicant will conduct studies of shared parking opportunities in concert with TSM programs and submit to Fairfax County for approval.

7) Architecture - Applicant will cause all commercial buildings and parking garages to be designed by skilled architects in keeping with the high architectural standards of the Reston community. Prior to submission of site plans, Applicant will cause architectural renderings to be prepared for each building and approved by an Architectural Review Board as established for subject property.

8) Landscaping - The Town Center Study Area will be extensively landscaped. All landscape plans shall be approved by the County Arborist and the Architectural Review Board and shall be in general harmony throughout the Town Center Study Area.

9) Open Space - The Town Center Study Area will contain at least 15 percent of open space, which shall include walkways, pedestrian plazas, parks and ponds.

10) Housing Mix - Consistent with Reston's original goals, Applicant will promote a variety of high density urban housing with a mix of housing styles, prices and ownership forms in the Town Center Study Area.

11) Day Care - Consistent with the Comprehensive Plan, Applicant will continue to make sites available in the Town Center Study Area on a for-sale basis at market rates for day care use. Applicant will make or cause others to make property available for 5,000 square feet of day care per every 1,000,000 square feet of office and R&D space developed. These day care centers may be freestanding or parts of larger structures and the property may be available on a for sale or for lease basis. There will be both profit and not-for-profit day cares in the Town Center Study Area, consistent with and proportionate to the ratio of profit to non-profit full time day care facilities which are currently in operation in Reston as of the date of these proffers. Land will be offered for sale at prices which account for the profit status of a particular facility. Applicant will adjust land values to encourage participation of both profit and non-profit facilities in the Fairfax County child care subsidy program. Applicant will utilize the results of a study to be conducted in 1987 by the Fairfax County Office of Children and will communicate with the Office of Children to continue to be informed of community child care needs.

12) Pedestrian Orientation - Applicant will promote and encourage easy pedestrian access to, from, and within the Properties. This will include direct linkages with nearby pathways and to the Northern Virginia Regional Trail. In addition, Applicant will facilitate pedestrian access across major roads through a variety of means including the creation of pedestrian crosswalks, the inclusion of pedestrian phases at signalized intersections and protected way stations in the medians where allowed by VDOT.

13) Community Uses - Applicant commits to either donate a parcel of land which will accommodate up to 10,000 square feet of gross building space or commit up to 10,000 square feet of gross building space for lease at cost,

to be used as community rooms and offices for Reston non-profit organizations. This at cost commitment is contingent on identification of needs and execution of leases or contract of purchase prior to December 31, 1995.

14) Sanitary Sewer - Applicant acknowledges that some of the sewer lines serving the Town Center Study Area may be inadequate to service the development proposed for the Study Area. Applicant further acknowledges that in order to obtain adequate service it may be necessary for Applicant to reconstruct portions of these sewer lines to increase the capacity to service Applicant's property. As Applicant commences its development, and such development, as determined by the Fairfax County Department of Public Works, necessitates the replacement and/or reconstruction of sewer lines servicing Applicant's development, Applicant shall upon request of Public Works proceed with such construction, replacement and/or reconstruction.

Reston Land Corporation

by Gregory J. Friess
Gregory J. Friess
Executive Vice President


Optionee

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950, as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the undersigned optionee, for itself and its successors or assigns (hereinafter referred to as "Centennial") proffers that the development of that part of the parcels under consideration, of which Centennial is optionee, shown on Fairfax County Tax Map 17-1-((1))-3,

17-2((1))-11 (Part 13), 17-1((1))-3 (Part 6), 17-3-((1))-1, 2, 3, 17-3((1))-4, 5, 5C, 5D, 5G, 6, 14, 15 and 17-4((1))-7 (hereinafter collectively referred to as "Property B"); will be in accordance with the following conditions. These proffered conditions will be effective only if the Property is rezoned in accordance with Reston Land's request and Centennial completes its purchase.

Centennial will be bound by the proffers signed by Applicant in RZ 85-C-088, RZ 86-C-121 and RZ 86-C-118 revised February 27, 1987 (except those concerning Development Plan for RZ 85-C-088 and Development Plan for RZ 86-C-118) which affect in any way the parcel of which Centennial is optionee.

CENTENNIAL DEVELOPMENT CORPORATION

By. 

Pete T. Scamardo, President

D. DEVELOPMENT PLAN FOR RZ 86-C-121

1. Property B will be developed in accordance with the Development Plans dated November, 1986 and revised January, 1987. Prior to submission of a preliminary site plan to DEM for any part of Property B (144.64 acres included in RZ-C-121) Applicant proffers to cause to be prepared a conceptual plan to include:

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- minor streets in approximate location
- pedestrian walkways and trails
- landscaping and screening
- open space
- recreation and community facilities
- location of a time-transfer transit hub
- floor area ratios
- height limits
- general location and type of housing units
- general location office and commercial buildings
- general location of parking structures

Applicant will afford members of the Reston community an opportunity to review and comment upon the conceptual plan prior to initial submission of the same to Fairfax County for review. Concurrent with the ongoing community input process, Applicant will submit the plan to the Fairfax County Office of Comprehensive Planning for review and the Fairfax County Planning Commission for review and approval. Once the overall preliminary site plan is approved, Applicant will submit preliminary and final site plans for review pursuant to Fairfax County Zoning Ordinances on a site by site basis.



County of Fairfax, Virginia

MEMORANDUM

DATE: September 7, 2011

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *gpn*
Environment and Development Review Branch, DPZ

SUBJECT: Environmental Assessment: PRC 86-C-121-04, Reston Spectrum

This memorandum includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 19-20, the Plan states:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.
- Policy e. Encourage energy conservation through the provision of measures which support non-motorized transportation, such as

the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Building

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. This project provides an excellent opportunity for incorporation of green building measures. The applicant is strongly encouraged to commit to LEED (Leadership in Energy and Environmental Design) certification for each new building.

Staff is pleased that the applicant is willing to commit to LEED Silver certification of the proposed office buildings. However, for the residential buildings the applicant is willing to commit to the installation of Energy Star appliances in all residential buildings. The applicant is encouraged to use the following conditions notes:

- 1: The Applicant shall install, as part of initial construction of each residential building, Energy Star appliances in each unit constructed on the property.
- 2: In addition to the use of Energy Star appliances as set forth in Note 1, the Applicant shall use commercially reasonable efforts to incorporate sustainable design elements into the proposed residential building(s) consistent with the LEED Certification standards for high-rise residential buildings under the USGBC's reporting system. In furtherance of this condition, concurrent with its submission of both the initial site plan and the initial building permit applications for each residential building, a LEED Accredited Professional who is also a professional engineer or licensed architect shall submit to the Environment and Development Review Branch of the Department of Planning and Zoning a certification statement listing the sustainable features and facilities incorporated into the building's design.

PGN:BSS

HOUSING

INTRODUCTION

Since 1975, there have been several significant trends which have shaped the character of housing in Fairfax County. The most dramatic trends have been those associated with the growth in the number of housing units and the increasing cost of housing in the County. The number of housing units in the County has more than doubled since 1970. This increase in housing units has been accompanied by a dramatic shift away from the almost exclusive production of single-family detached housing toward townhouse style units. Between 1970 and 1988, townhouses grew at a rate that was roughly twelve times greater than that for single-family detached homes. Despite this recent trend, 55 percent of all housing in the County is composed of single-family detached units.

Fairfax County is recognized as an area that has some of the highest housing costs in the nation. Much of the escalation in the cost of homes in Fairfax County has been attributed to the high costs of land and development. According to a recent survey by the Metropolitan Washington Council of Governments, which included over 238,000 apartment units, Fairfax County had the highest median rent of all jurisdictions in the region. The median rent recorded was over \$700 per month.

Recent market conditions and forces in Fairfax County have not been conducive to the production of a variety of housing types, offering a broad range of housing prices. Multifamily housing, either as rental apartments or as condominiums, has not been produced at a rate comparable to other housing types. As a result, the proportion of multifamily housing units to overall housing has declined. Single-family housing predominates, even in areas where higher residential densities would be appropriate, such as near transit facilities or in close proximity to employment and commercial areas. A possible reason for the imbalance between single-family and multifamily housing is the short supply of appropriate sites that are planned and/or zoned for multifamily development. The production of multifamily housing is also hampered by the high costs of land and construction which necessitate rents and sales prices that are not competitive with existing multifamily units in the market and are unaffordable to many who would desire this housing type.

Housing affordability is a growing problem for many residents of the County. A significant number of people in various circumstances cannot afford to rent or purchase a home. The high sales prices of homes often require down payments far exceeding what many young families can afford. Those working in lower-paying or entry level jobs are likely to experience difficulty in affording to buy or rent in the County. The gap in housing affordability can affect the ability of employers, including the County, to attract employees crucial to the health and safety of the community as well as to the area's economic growth and prosperity. The lack of affordable housing has been cited as a factor contributing to the current shortage of workers in the County's service sector.

The objectives and policies put forth below are designed to respond to the County's adopted goals and the following critical housing issues:

- Housing for sale or rent in Fairfax County has become increasingly unaffordable.
- Declining federal support has made it more difficult to meet the housing needs of low- and moderate-income households.
- Ensuring neighborhood stability and conservation will be of increasing importance to the County.

- There is only a limited supply of housing for special populations, such as the physically and mentally disabled, the homeless, and the low-income elderly.
- There has been and continues to be a shortage of sites for affordable housing.

BOARD OF SUPERVISORS GOAL

Affordable Housing - Opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards. It should be a vital element in high density and mixed-use development projects, should be encouraged in revitalization areas, and encouraged through more flexible zoning wherever possible.

COUNTYWIDE OBJECTIVES AND POLICIES

A key recommendation of the Fairfax County Affordable Housing Task Force (1986) was the need for an annual numerical production objective to signify the commitment of the County and its citizens to provide affordable housing. This objective should increase public awareness regarding the issue of affordable housing and stimulate public and private efforts to create more affordable housing options and opportunities. Also, it should be a useful yardstick by which to measure the performance of the entire community in responding to this critical housing need.

The affordable housing objective set forth below is a community objective that involves the private, non-profit and public sectors. It will not be achieved by the County Government and Housing Authority alone. It is anticipated that the affordable housing units needed to meet this annual objective will be derived from federal, state and County housing assistance programs, commitments from developers, and other public and private efforts to create affordable housing.

Affordable housing, for the purposes of the Comprehensive Plan, is defined as housing that is affordable to households with incomes which are up to 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA), as determined periodically by the U.S. Department of Housing and Urban Development. One of the Fairfax County programs designed to produce affordable housing is the Affordable Dwelling Unit (ADU) Program, which produces units that are affordable to households with incomes that are 70 percent or less of the AMI.¹

For developments subject to the Affordable Dwelling Unit (ADU) Program, notwithstanding specific Plan text or map provisions regarding unit type and/or density, the density range provisions of the Affordable Dwelling Unit Adjuster and the unit types permitted by the zoning district regulations in affordable dwelling unit developments shall apply. The Affordable Dwelling Unit Adjuster provisions state that the lower and upper end of the density ranges shall be increased by a maximum percentage based on the type of unit being constructed. The Zoning Ordinance provisions for affordable dwelling unit developments which include alternative unit types and reduced minimum yard and lot size requirements shall not necessarily be considered incompatible with

¹ As an example, using the 2007 Area Median Income (AMI) of \$94,500 (adjusted for family size), a household of four making 70 percent of AMI has an income of \$66,150. Using the generally accepted guideline of paying no more than 30 percent of gross income for rent, an affordable rent for a two- or three-bedroom apartment would be \$1,654 (including utilities). Using the generally accepted guideline of the purchase price of being 2.5 times a household's annual income, an affordable purchase price would be \$165,375. For updated AMI information, please see www.fairfaxcounty.gov/rha/adu/aduprogram.htm or call the Department of Housing and Community Development at (703) 246-5101 or (703) 385-3578 (TTY).

adjacent development, provided that the flexibilities allowed in the Ordinance are accomplished on the subject parcel in a fashion that creates compatible transitions to adjacent developments.

Workforce Housing is an initiative of Fairfax County to encourage more affordable housing in the County's high-density Mixed-Use Centers, including Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, and Community Business Centers. Workforce Housing units are typically smaller in size than market rate units and are targeted to households with incomes above those required by the Affordable Dwelling Unit Program.

For the purposes of the Comprehensive Plan, Workforce Housing is defined as rental or for-sale housing that is affordable to households with specified maximum income limits, adjusted for household size. Workforce Housing units provided in for-sale developments in all construction types or in rental developments in steel and concrete construction² should be affordable to households with income up to and including 120 percent of the AMI, adjusted for household size. Workforce housing units in rental developments in wood and masonry construction³ should be affordable to households with maximum income limits of up to and including 100 percent of the AMI, adjusted for household size. Workforce units should be divided into groupings or tiers that are affordable to households with various maximum income limits from up to 80 percent of AMI up to 120 percent of AMI, adjusted for household size, as outlined in Appendix 1 of the Housing Section.

A Workforce Housing Program within the Zoning Ordinance should contain provisions regarding the production, control and administration of proffered Workforce Housing units. The provisions should be similar to those of the Affordable Dwelling Unit Program. Until such time as the Workforce Housing Program provisions of the Zoning Ordinance are in place, proffered Workforce housing units should be administered and controlled under interim guidelines generally comparable to those of the Affordable Dwelling Unit Program.

Objective 1: The County should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the County for the previous year. These units should serve the full range of incomes of households needing affordable housing and should include units for the disabled and handicapped.

Policy a. In cases where additional intensities can be supported by existing or planned infrastructure and public facility systems, provide bonus densities in exchange for affordable housing. Affordable housing can be in the form of housing units, free land dedicated to the Fairfax County Redevelopment and Housing Authority, or in limited circumstances, cash contributions to the Housing Trust Fund.

Policy b. Expand affordable housing in the County through the application of the Affordable Dwelling Unit Program, as set forth in the Zoning Ordinance and the Comprehensive Plan.

² I.e. Building Construction Types 1, 2, 3 & 4, as specified in the Virginia Uniform Statewide Building Code.

³ I.e. Building Construction Type 5, as specified in the Virginia Uniform Statewide Building Code.

- Policy c. Ensure Workforce Housing is provided in the County's Mixed-Use Centers, including Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, where the Areas Plans envision mixed-use or high-density residential development above the baseline recommendation for development and offer a bonus incentive for the production of Workforce housing. The expectation is that in such areas Affordable Dwelling Units and/or Workforce Housing will constitute a minimum of 12 percent of all residential units in all building construction types. For further guidance, see the Guidelines for Provision of Workforce Housing in the Housing Section Appendix 1.
- Policy d. When considering development proposals, residential rezonings should not be approved above the low end of the Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the Housing Trust Fund is provided. For further guidance, see the Criteria for Assignment of Appropriate Development Intensity included as a part of the Appendix to Countywide Land Use.
- Policy e. Capitalize the Housing Trust Fund through private contributions and general revenue, so that it can be used as a mechanism to fund the development of affordable housing.
- Policy f. Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations.
- Policy g. Give priority for the use of County and other government-owned buildings and land as sites for the provision of affordable housing.
- Policy h. Promote and facilitate innovative site design and construction techniques, as well as encourage the use of manufactured housing and manufactured housing components, when aimed at providing affordable housing.
- Policy i. Support the efforts of the Fairfax County Redevelopment and Housing Authority in producing a portion of these affordable housing units through the provision of County resources and the approval of suitable housing sites.
- Policy j. Encourage and facilitate home sharing as one mechanism for lowering housing costs.
- Policy k. Encourage universal design in the development of affordable housing.

The expanding employment base in the County is one of the factors which creates the need for housing. Forecasts are that jobs will continue to grow at a rate which is higher than that for future housing production. This implies continued pressure on the housing market and an excess of demand for available units. There will be a need to increase the supply of housing in the County in response to this demand.

Prices of new homes and the rents of new apartments are directly related to allowable density. Higher densities can help to support affordability. Determining acceptable locations for higher density residential development will be necessary as part of a strategy to provide more affordable units. The County is committed to both closing the gap between the demand for and supply of affordable housing (as defined in the Glossary) and promoting the location of affordable housing throughout the County.

Objective 2: The County should encourage the provision of affordable housing (as defined in the Glossary) in all parts of the County.

- Policy a. Expand housing opportunities in or near Mixed-Use Centers as a way of providing the opportunity for persons employed in the County to live near their jobs.
- Policy b. Promote the development of multifamily housing in both Mixed-Use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options. For additional guidance, refer to the Locational Guidelines for Multifamily Residential Development contained in the Appendix to Countywide Land Use.
- Policy c. Promote affordable housing opportunities throughout the County, particularly in areas where existing supply is low.
- Policy d. Encourage the creation of accessory dwelling units as a means of increasing the supply and distribution of affordable housing.

As the County matures, there will be an increasing need to preserve and enhance older residential communities. It will be important to protect existing residential areas from the encroachment of commercial development and the impacts of institutional holdings and uses. The compatibility of infill development will also be of increasing concern. In cases of neighborhood deterioration, this may entail taking actions to promote residential redevelopment and/or revitalization where appropriate.

Objective 3: The County should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.

- Policy a. Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, lighting) in existing neighborhoods.
- Policy b. Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of "spot" blight.
- Policy c. Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs, in communities where needed, with as little displacement as possible; and incorporating affordable housing units, including universally designed units, as part of all major housing rehabilitation efforts.
- Policy d. Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies.
- Policy e. Facilitate the retention of existing mobile home parks which are identified in the Area Plans as appropriate for mobile home park use. For additional guidance, refer to the Guidelines for Mobile Home Retention contained in the Appendix to Countywide Land Use.

Over the years, the County has responded to the housing needs of low- and moderate-income families through a variety of housing assistance programs. Assisted housing programs offer one means of providing affordable housing. The programs limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state or local sources. For a list of programs that are defined as assisted housing for the purposes of the Comprehensive Plan, see the Glossary. Funding from the federal government has dropped sharply in recent years and the responsibility for providing new assisted housing has shifted to state and local governments. The County has steadily increased its role in providing low- and moderate-income housing.

Despite this continuing effort, there remains a significant need for housing assistance in the County. In 1995, there were approximately 50,000 households who were eligible for housing assistance because their income was 50% or less of the County median income. County efforts to meet the housing needs of low- and moderate-income families have been severely hampered in recent years by the sharp decline in federal housing funds that are available to localities. The decline in those funds that assist in the production of below market rate housing has had a particularly significant effect.

Objective 4: The County should maximize the use of federal and state housing assistance programs.

- Policy a. Support the Fairfax County Redevelopment and Housing Authority in its mission to plan, acquire, develop and maintain affordable housing using federal, state and county programs.
- Policy b. Obtain the County's appropriate share of federal housing assistance which is allocated to the Washington region. Continue to support the Metropolitan Washington Council of Government's Fair Share formula.
- Policy c. Use the Virginia Housing Development Authority's financial capability and other state housing assistance programs to address the housing needs of Fairfax County.

Additional efforts need to be taken to ensure that special population groups are able to live and work in Fairfax County. The escalating price and the limited availability of affordable housing is particularly onerous on those with special housing needs. Alternative housing arrangements such as group homes, homesharing, and accessory apartments can be appropriate tools for assisting these populations.

Objective 5: The County should increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless, and the low-income elderly.

- Policy a. Locate housing resources for special populations in all parts of the County as a way of improving accessibility to employment opportunities, County services, as well as cultural and recreational amenities.
- Policy b. Facilitate the development of shelters and single room occupancy residences for homeless persons and families, as well as others in need of these housing options.

- Policy c. Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens.
- Policy d. Promote multifamily housing for the elderly and the handicapped that is conveniently located to public transportation and community services.
- Policy e. Encourage the creation of handicapped accessible housing units or units that can be easily modified for use by the disabled.

APPENDIX 1

GUIDELINES FOR PROVISION OF WORKFORCE HOUSING

It is a policy of the Board of Supervisors of Fairfax County that Workforce Housing should be provided in the County's Mixed-Use Centers, including Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, where the Area Plans envision mixed use or high-density residential development above the baseline recommendation for development. The following guidelines should apply in the development of Workforce Housing.

1. Proposals for development that are above the baseline recommendation(s) in the Area Plans should include a minimum of 12 percent of all residential units in all building construction types as affordable housing (Affordable Dwelling Units and/or Workforce Housing) as defined in the Glossary of the Fairfax County Comprehensive Plan.

For proposals that are exempt from the Affordable Dwelling Unit Program, the 12 percent policy should be met by proffered Workforce Housing. As an alternative, the 12 percent policy may be met by any combination of proffered Affordable Dwelling Units and/or Workforce Housing units. For proposals that are not exempt from the Affordable Dwelling Unit Program, the number of Affordable Dwelling Units and the Workforce housing units combined should be equal to 12 percent of the total number of residential units in the proposed development.

Flexibility may be granted regarding the provision of Workforce Housing to the extent that consideration may be given to proposals whereby units available within the same Transit Station Area or Mixed-Use Center may be purchased by the developer of new construction and proffered as Workforce units to meet the requirements of these guidelines, as long as Guidelines 8 and 9 below are met.

2. The provision of Workforce Housing does not exempt an applicant from meeting the requirements of the Affordable Dwelling Unit Program, if applicable.
3. Workforce Housing should be subject to administrative requirements that are set forth in the Zoning Ordinance or interim guidelines generally comparable to those of the Affordable Dwelling Unit Program.
4. To encourage the provision of Workforce Housing, development proposals may realize a bonus of up to one additional market rate unit for each proffered Workforce Housing unit as long as a minimum of 12 percent of the total number of units proposed is affordable housing (i.e. Affordable Dwelling Units and/or Workforce Housing). In a mixed-use development, the bonus may be realized as non-residential square footage that is equal to the square footage of the Workforce Housing provided.

Maximum Number of Units according to Plan Recomm.1	Percent of Bonus Density	Available Bonus Units	Total Number of Units	Number of Workforce Units Expected	Percentage Workforce Units out of Total Number of Units	Ratio of Bonus Units to Workforce Units
100	12%	12	112	14	12.5%	.85:1
100	13%	13	113	14	12.4%	.93:1
100	14%	14	114	14	12.3%	1:1
100	15%	15	115	15	13.0%	1:1
100	16%	16	116	16	13.8%	1:1
100	17%	17	117	17	14.5%	1:1
100	18%	18	118	18	15.2%	1:1
100	19%	19	119	19	15.9%	1:1
100	20%	20	120	20	16.6%	1:1

5. The maximum achievable bonus for the provision of Workforce Housing is 20 percent in terms of additional residential density (dwelling units per acre) or non-residential intensity (floor area ratio).
6. In accordance with guidance in the Land Use section of the Policy Plan, for developments providing affordable housing, the additional density/intensity achieved with the inclusion of applicable bonus market rate units should not be counted toward the maximum allowable density (dwelling units) or floor area ratio (FAR) designated in the Area Plan recommendation(s). Building height above the maximum designated in the Area Plan recommendation(s) should only be considered if necessary to accommodate the inclusion of bonus market rate units.
7. In all cases, a minimum of 12 percent of all residential units should be Affordable Dwelling Units and/or Workforce Housing regardless of the degree to which the density available in the Plan recommendation(s) is achieved or the bonus provisions are utilized.
8. Workforce Housing should meet the following minimum unit sizes:
 - Efficiency: 450 square feet
 - 1-bedroom: 600 square feet
 - 2-bedroom: 750 square feet
9. The size (in square feet) of the market rate units created with the bonus provision should be within 10 percent of the square footage of the Workforce Housing units with the same number of bedrooms.
10. Workforce Housing should be available to households of varying income levels up to 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) adjusted for household size, as determined periodically by the U.S. Department of Housing and Urban Development.

1 Maximum residential Plan recommendation may be expressed as a density range or a floor area ratio (FAR). A FAR recommendation would need to be converted to a number of units to ensure the 12% affordable housing goal is met.

Workforce housing provided in “for-sale” developments of all construction types or in rental developments built in steel and concrete should be allocated to three equal groupings or tiers as follows:

- The first tier should be priced so as to be affordable to households making up to and including 80 percent of the AMI, adjusted for household size.
- The second tier should be priced so as to be affordable to households making up to and including 100 percent of the AMI, adjusted for household size.
- The third tier should be priced so as to be affordable to households making up to and including 120 percent of the AMI, adjusted for household size.

However, development proposals may voluntarily designate that more than one-third of the units be provided for households with maximum income limits below 80 percent of the AMI.

Workforce housing in rental developments in wood and masonry building construction types should be allocated to two equal groupings or tiers as follows:

- The first tier should be priced so as to be affordable to households making up to 80 percent of the AMI, adjusted for household size.
- The second tier should be priced so as to be affordable to households making up to 100 percent of the AMI, adjusted for household size.

However, development proposals may voluntarily designate that more than one-half of the units be provided for households with maximum income limits below 80 percent of the AMI.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 30, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 86-C-121-4)

SUBJECT: Transportation Impact Addendum

REFERENCE: PRC 86-C-121-04; Reston Spectrum LP
Traffic Zone: 1742
Land Identification Map: 17-1 ((01)) 3K, 3P, 3Q

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated June 13, 2011.

The applicant proposes to redevelop the existing Spectrum Center as shown on the PRC Plan and is comprised of three Land Bays; A, B and C.

This department has reviewed the subject application and the following issues remain outstanding:

- Per the Comprehensive Plan, Reston Parkway is to be widened to a six-lane divide facility. The applicant mentions the proffered improvement as part of the original rezoning has not been triggered with regard to this application. This department requests the applicant to calculate and verify the same.
- Notwithstanding and per the Comprehensive Plan, staff recommends that the third through lane on Reston Parkway from Baron Cameron Avenue to Bowman Towne Drive be constructed with the completion of the phased development. The Applicant has submitted an addendum traffic analysis dated August 22, 2011, in addition to the previously submitted traffic impact analyses of July 29, 2011 and November 30, 2010. This recently submitted analysis demonstrated the overall levels of service on Reston Parkway would have acceptable levels-of-service except for the main intersections of Reston Parkway at New Dominion Parkway and at Reston Parkway and Baron Cameron Avenue. However, more significantly the southbound through lane queue on Reston Parkway would overflow past the existing (discontinuous) through lane at New Dominion Parkway. In addition, the southbound through lanes on Reston Parkway would back up past the site's proposed Street One and Street Two access points during the AM, PM and Saturday peak hours. With the Applicant providing a third southbound through lane on Reston Parkway with their project, these queues would be more manageable. Therefore, the applicant should construct the third lane along the site on Reston Parkway.

Barbara Berlin
August 30, 2011
Page two

- The Applicant should provide curb and gutter along their site on Baron Cameron Avenue.
- The Applicant's improvement for an additional turn lane on Fountain Drive at the Baron Cameron Avenue intersection would encroach upon the existing surface parking and limit the sidewalk in that area to a width of 4-feet. The zoning ordinance requires a 10-ft. distance between the right-of-way line and the site parking. The Applicant should resolve this.
- The proposed site entrances along Fountain Drive should align with the existing entrances on the opposite side of Fountain Drive. The Applicant should provide alternative lane geometrics per VDOT approval to alleviate some of these access management concerns.
- VDOT Design Waivers and Access Management Exceptions should be submitted and concluded upon prior to zoning approval. The Applicant has submitted the subject waivers and exceptions for review.

AKR/ak cc: Michele Brickner, Director, Design Review, DPW & ES



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

September 12, 2011

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: PRC 86-C-121-04; Reston Spectrum

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

The applicant should construct curb and gutter along the frontage of Baron Cameron Avenue.

The Waiver filed for the southbound right turn lane along Reston Parkway and New Dominion Parkway has been reviewed and is not supported by VDOT.

The Waiver filed for the southbound right turn lane along Reston Parkway at Street One has been reviewed and is not supported by VDOT.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

March 23, 2011

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: PRC 86-C-121-04; Reston Spectrum

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

Per the Comprehensive Plan, Reston Parkway will be widened to a 6 lane divided facility. The applicant should dedicate right of way along the site's frontage and should construct the additional travel lane.

Waivers for turn lane lengths should be approved by VDOT prior to zoning approval.



County of Fairfax, Virginia

MEMORANDUM

September 6, 2011

TO: Erin Grayson, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HW*
Forest Conservation Branch, DPWES

SUBJECT: Reston Spectrum LP, Section 87, Block 2, 3 & Section 91, PRC 86-C-121-04

RE: Request received August 28, 2011 to review updated plan

I have reviewed the above referenced PRC plan, stamped as received by the Zoning Evaluation Division (ZED) on August 22, 2011. The following comments and recommendations are based on this review and site visits conducted during review of previous submissions for this site.

1. **Comment:** The street tree planting detail specifies structural soil in a situation that does not require support of paving over the root zone of proposed trees. When this was brought to her attention in a phone conversation, Trini Rodriguez acknowledged the error and sent a different Street Tree Planting detail (attached). The detail does not stand along, however, as the width of the planting space varies and length and depth are not noted.

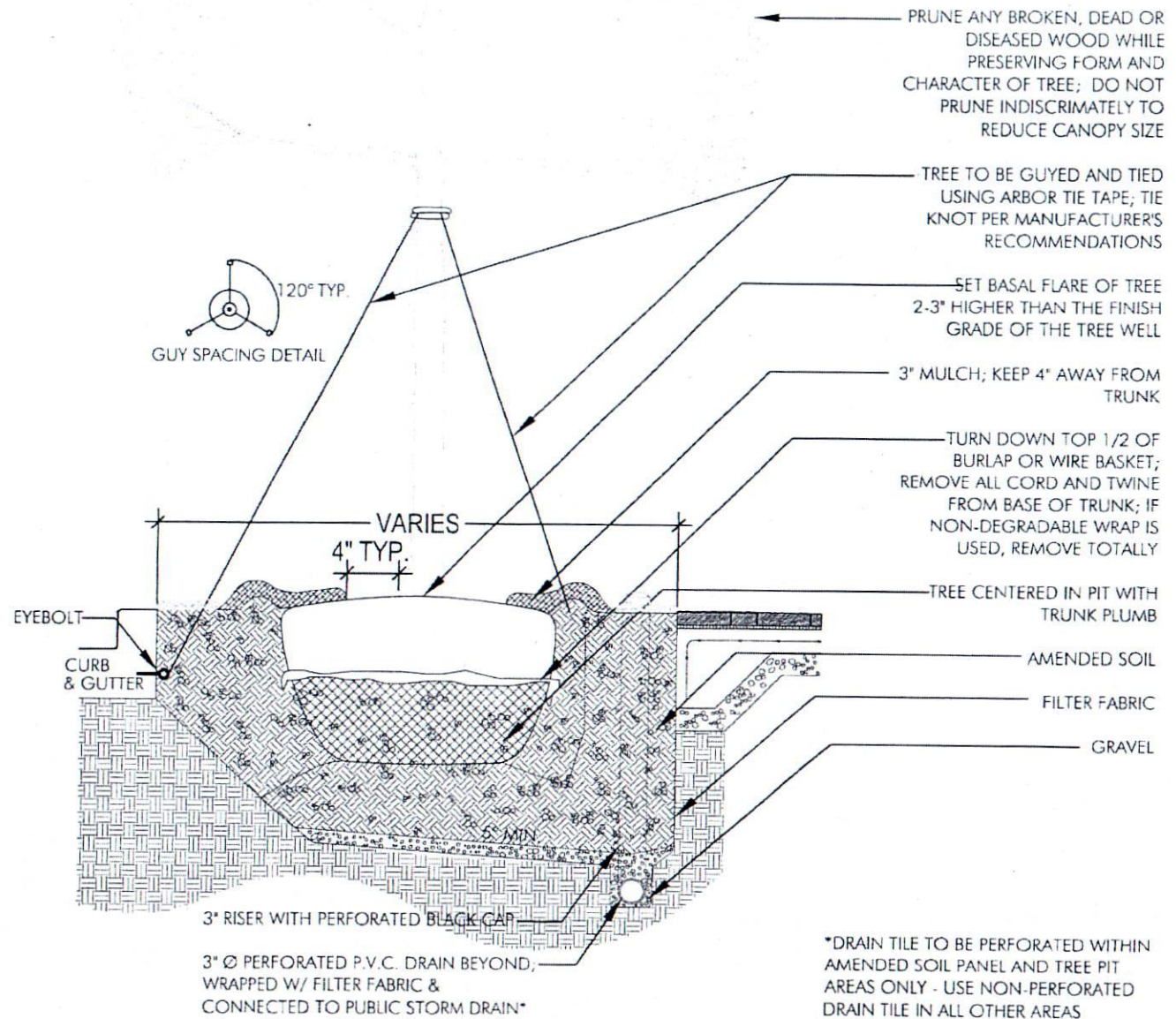
Recommendation: Request that references to streetscape sections, showing planting space widths, and proffers requiring minimum soil volumes be included in the Street Tree Planting detail to provide more complete specifications for street tree planting.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 158925

cc: RA File
DPZ File





01

STREET TREE PLANTING

SCALE : N.T.S.




FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD 

DATE: May 27, 2011

SUBJECT: PRC 86-C-121-04, Reston Spectrum, **Revised**
Tax Map Number: 17-1 ((11)) 3K, 3P, 3Q

The Park Authority staff has reviewed the above referenced plan, dated November 30, 2010 and revised May 13, 2011. Staff has also reviewed the applicant's responses to comments previously submitted and superseded by this current memorandum. The site is located in the Upper Potomac Planning District, within the Reston Herndon Suburban Center (Land Unit D). The application proposes a mixed use development of multi-family residential, office, and retail uses on over 24 acres.

The Reston Herndon Suburban Center Design Guidelines and the Park and Recreation element of the Policy Plan support the concept of integrating urban-scale public open spaces into proposed mixed-use developments. Features such as plazas, gathering places, amphitheater and performance spaces, special landscaping, fountains, sculpture and street furniture are appropriate to be integrated into these sites and surrounding areas. Recreation uses such as tennis courts, multi-use courts, volleyball courts, bocce courts, tot lots, water play features and skateboarding facilities may also be incorporated into a mixed-use setting to provide residents and employees on-site recreation opportunities.

Based on review of this application, staff has the following comments:

1. The Park Authority owns and operates the Reston Town Green near the applicant's parcel. Due to the proximity (that is, less than 1,000 feet) of the Park Authority property to the site, it is recommended that all plant materials installed on the site be non-invasive to reduce the spread of invasive species and protect the environmental health of parkland. In addition, there is a USDA quarantine on the movement of ash, and no ash trees should be planted in Fairfax County.

The applicant has stated that the plant palette will consist predominately of native species. The Park Authority requests that remaining species installed be non-invasive, even if they are not native.

2. The focal points, tot lots, and designated open play areas added to the plaza areas in the revised plans dramatically increase onsite recreational amenities. They are appropriately urban in scale and size, add to sense of place, and will likely prove highly valued amenities for future residents.

The Park Authority suggests that the addition of one or more sports courts – half or full-sized – would further benefit future residents. Given the demographic of future residents, a hard court with a basketball hoop, a backboard for tennis, squash, or handball practice, or similar would be a very attractive and well-used amenity. Applying adopted recreational facility service level standards for multi-use sports courts to the current application, residential units proposed would generate the need for 1.4 such courts.

It appears from the revised plans that there are several areas that may accommodate such a court without changing locations of already designed features. The open play area near the pool in Plaza 5 is one such area. Staff believes providing one or more such court would prove a valuable recreational amenity for future residents and would complement amenities already shown on the plans.

3. Staff suggests that open play areas designated for bocce ball provide a pitch to activate the area and facilitate play.
4. Staff requests two additional pieces of information be included in any future plan sets. First, specify what surface material is planned for the open play areas; second, include a clearer depiction, either on an existing or a new sheet, of which plazas are at ground level and which are elevated.
5. Finally, as mentioned above, Park Authority staff is pleased to see the addition of two tot lots to the plaza areas and requests clarification as to under what conditions the location of such facilities would be adjusted, as noted on plan sheets 48 and 52.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Erin Grayson

Copy: Cindy Walsh, Director, Resource Management Division
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron Binder
File Copy



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

March 9, 2011

TO: Erin Grayson
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director *DMJ*
Office of Facilities Planning Services

SUBJECT: PRC 86-C-121-04, Reston Spectrum LP

ACREAGE: 24.29 acres

TAX MAP: 17-1 ((1)) 3K, 3P, 3Q

PROPOSAL: PRC Plan application showing development of residential, retail, hotel, and office uses in Land Bays A, B, and C of the Spectrum Center

COMMENTS: The proposed rezoning area is within the Lake Anne Elementary School, Langston Hughes Middle School, and South Lakes High School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2015-16 Projected Enrollment	Capacity Balance 2015-16
Lake Anne ES	729	672	691	38	767	-38
Hughes MS	957	903	941	16	1102	-145
South Lakes HS	2047	2087	2199	-152	2404	-357

Capacity and enrollment are based on the FCPS FY 2012-16 CIP.

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2015-16 and are updated annually. At this time, if development occurs within the next six years, all three schools are projected to have a capacity deficit. It is noted that Lake Anne Elementary currently is undergoing a renovation that will add additional capacity to the school. This is anticipated to address the projected capacity deficit contained in the FCPS CIP. Beyond the six year projection horizon, enrollment projections are not available.

Currently, there are no existing residential units in the application area. Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Mid/high-rise multi-family unit ratio	Proposed # of units	Student yield
Elementary	047	1,426	67
Middle	013	1,426	19
High	027	1,426	39

125 Total

SUMMARY:

While this is a PRC Plan application and not a rezoning application, at the time of the original rezoning in 1987, there was no school proffer contribution made to offset the impact that new students would have on surrounding schools. As shown in the chart on the first page, all three schools are anticipated to be over capacity in the next six years.

Since a school proffer contribution was not made at the time of the rezoning and given that the receiving schools are projected to be overcapacity, should the applicant be inclined to make a contribution to offset the impact that the proposed residential units will have on the surrounding schools, the current per student proffer contribution amount is \$9,378 and \$1,172,250 (125 x \$9,378) would be suggested.

It is recommended that notification be given to FCPS when construction is anticipated to commence. This will assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

It is noted that Lake Anne Elementary School, Hughes Middle School, and South Lakes High School serve students residing in the Reston Town Center and Lake Anne areas, where significant redevelopment is anticipated. The following lists the anticipated developments in the Lake Anne, Hughes, and South Lakes school attendance boundaries. These developments have zoning approvals, unless otherwise noted, and have not been constructed.

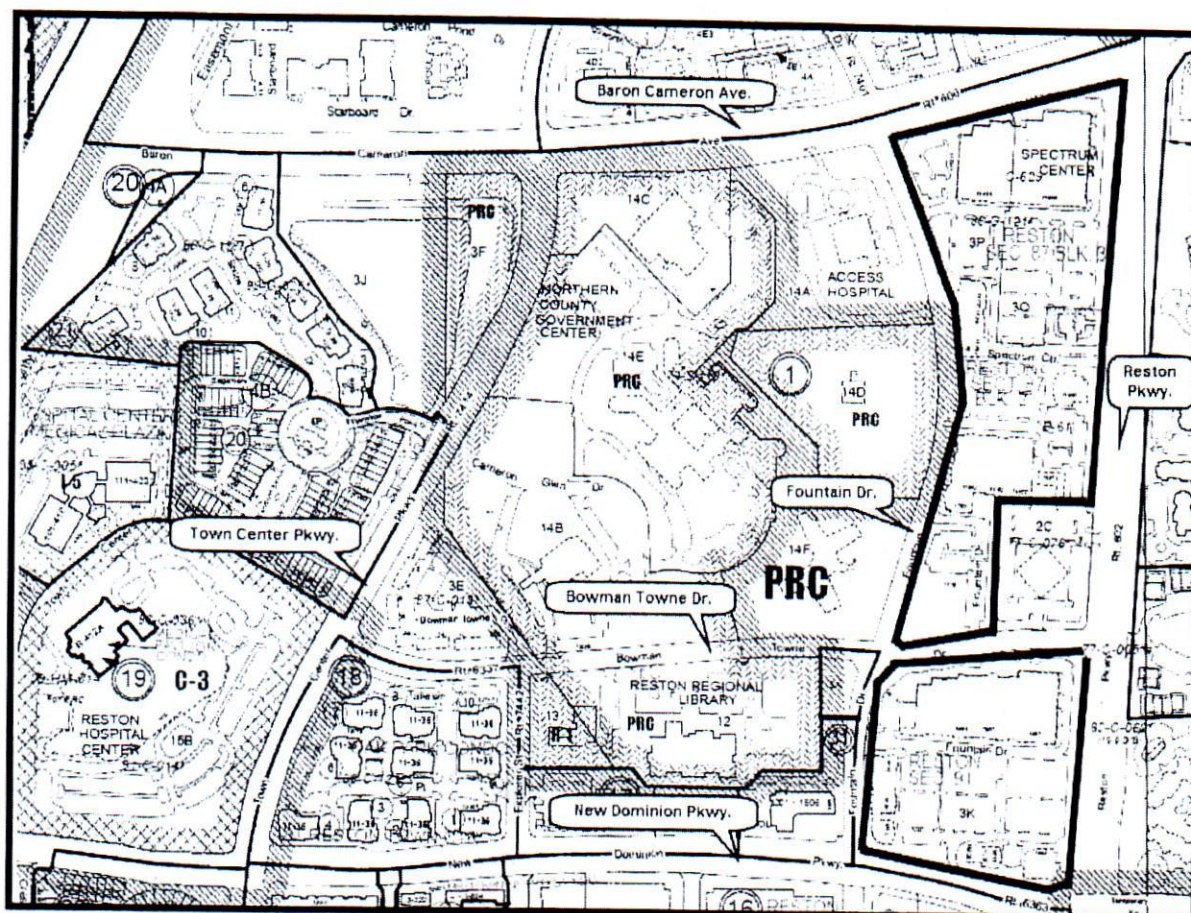
- Reston Excelsior – 457 multi-family units
- Reston Station at Wiehle Avenue – 444 multi-family units (only impacts Hughes and South Lakes)
- Linden Springs – 60 multi-family units
- Athena Renaissance – 350 multi-family units
- Four Seasons at Old Reston Avenue – 11 multi-family units
- South of Market at Reston Town Center – 359 multi-family units (pending PRC plan approval)
- Fairway Apartments – 909 multi-family and 31 townhomes (pending PRC plan approval)
- RPBH LLC (Sunset Hills Road) – 520 units (pending)
- Approved Comprehensive Plan changes for Lake Anne area

As this list above indicates, significant student growth is anticipated from these developments and is anticipated to contribute to further overcrowding at Hughes and South Lakes and potentially to Lake Anne.

Attachment: Locator Map

cc: Stuart D. Gibson, School Board, Hunter Mill District
 Ilryong Moon, School Board, At-Large
 James L. Raney, School Board, At-Large
 Martina A. Hone, School Board, At-Large
 Dean Tistadt, Chief Operating Officer
 Fabio Zuluaga, Cluster VIII, Assistant Superintendent
 Linda Hajj, Principal, Lake Anne Elementary School
 Aimee Monticchio, Principal, Langston Hughes Middle School
 Bruce Butler, Principal, South Lakes High School

**Fairfax County Public Schools
Office of Facilities Planning Services**





FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Design and Construction Services
Gatehouse Administration Center, Suite 3500
8115 Gatehouse Road
Falls Church, Virginia 22042

March 7, 2011

Barbara C. Berlin, AICP
Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035

Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

PRC 86-C-121-04

This office has reviewed the subject development plan application, and has no comments with respect to school acquisition.

Sincerely yours,


Weldon Spurling, II, PE

WS/vm

cc: Facilities Planning Services, FCPS, (w/attach.)
File

RECEIVED
Department of Planning & Zoning
MAR 11 2011
Zoning Evaluation Division



County of Fairfax, Virginia

MEMORANDUM

DATE: March 4, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Planned Residential
Community Application PRC 86-C-121-04

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #425, Reston
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - ☒ a. currently meets fire protection guidelines.
 - ☐ b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - ☐ c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - ☐ d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.





County of Fairfax, Virginia

MEMORANDUM

DATE: March 14, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PRC86-C-121-04
Tax Map No. 017-1/01//0003K, 0003P, 0003Q

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Sugarland Run (B-2) watershed. It would be sewerred into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment Plant. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8" inch line located in the street is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

	Existing Use + Application		Existing Use + Application Previous Rezoning		Existing Use + Application + Comp Plan	
<u>Sewer Network</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	—	<u>X</u>	—	<u>X</u>	—
Submain	<u>X</u>	—	<u>X</u>	—	<u>X</u>	—
Main/Trunk	<u>X</u>	—	<u>X</u>	—	<u>X</u>	—
Interceptor	—	—	—	—	—	—
Outfall	—	—	—	—	—	—

5. Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946





FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING
DIVISION

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

April 5, 2011

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

PRC 86-C-121-04
Re: PRC-C-121-04
The Spectrum
Tax Map: 17-1

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

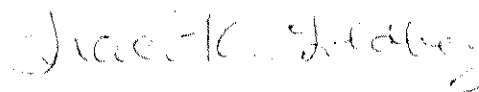
1. The property is currently served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 20-inch, 12-inch, 8-inch and 6-inch water mains. See the enclosed water system map.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.
4. Relocation of distribution/transmission water facilities necessary to accommodate this development plan will be at the owners expense, and must be approved in advance by Fairfax Water.
5. The existing 20-inch transmission main in Reston Parkway may be in conflict with the proposed infrastructure upgrades for this development. In accordance with Fairfax Water policy (copy enclosed) all developer proposed relocations of Fairfax Water transmission mains greater than 16-inches in diameter require the approval of the Fairfax Water Board. If it is determined that the proposed construction requires a relocation, the applicant must submit a letter to the attention of Ms. Jamie Bain Hedges, P.E., Director, Planning and Engineering, requesting permission to relocate the existing transmission main. Submission of

such a request, if necessary, is recommended as soon as possible to avoid subsequent project delays or rework. Relocation of the transmission main, if approved, will be at the owner's expense. After staff review, the request will be forwarded to the Board for consideration.

6. Review of proposed water main alignment will be done at time of formal site plan submission.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in dark ink, appearing to read "Traci K. Goldberg". The signature is fluid and cursive, with the first name "Traci" being more prominent.

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

cc: Matt Koirtyohann, Urban, Ltd.
Ben Wales, Cooley, LLP




County of Fairfax, Virginia

MEMORANDUM

DATE: August 5, 2011

TO: Erin Grayson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, Stormwater Engineer 
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: PRC Plan Application # PRC 86-C-121-04, The Spectrum, Reston Town Center, Plat dated November 30, 2010, LDS Project # 7842-ZONA-003-3, Tax Map # 017-1-01-0003K, 0003P, & 0003Q, Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls (BMP) are required for this redevelopment (PFM 6-0401.2A) project (PFM 6-0401.1, CBPO 118-3-2(f) (2)). Applicant intends to provide BMP requirement using existing off-site ponds, the applicant needs to demonstrate on the Site Plan that the off-site ponds were designed to control BMP from the subject site for the proposed redevelopment. A maintenance agreement between the owner of the off site ponds and owner of the subject site will be required prior to final Site Plan approval (PFM 6-0303.2).

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are recent downstream drainage complaints on file. Storm drainage blockage complaints have been received from the property owner on Lot 14A and 14C.



Erin Grayson, Staff Coordinator
PRC 86-C-121-04, The Spectrum
March 14, 2011
Page 2 of 2

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). The applicant has indicated to provide the stormwater detention requirement using existing off-site ponds. Applicant needs to show on the Site Plan that the off-site pond was designed to detain flow from the subject site by providing the pre-development and post-development runoff coefficients (C) of the subject site that were used to design the ponds. An approved offsite detention waiver from DPWES and a maintenance agreement between the owner of the off site ponds and owner of the subject site will be required prior to final Site Plan approval (PFM 6-0303.2).

Site Outfall

An outfall narrative has been provided. A demonstration of adequate outfall meeting PFM requirements will be required at Site Plan submission (PFM 6-0203 & 6-0204.1).

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

6-301 Purpose and Intent

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and manmade environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional

zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		